

FILED

MAY 30 2025 310PM

827 S OLD BRYAN RD
CENTREVILLE, TX 75833

BY AMY KAISER
CLERK COUNTY COURT
LEON COUNTY, TEXAS

00000010450096

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately

1. Date, Time, and Place of Sale.

Date: July 01, 2025

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE DISTRICT COURT BLDG. OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 20, 2023 and recorded in Document INSTRUMENT NO. 2023-00458827 real property records of LEON County, Texas, with AMANDA NOBLE, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AMANDA NOBLE, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$120,772.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, AARTI PATEL, MICHAEL KOLAK, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LEON County Clerk and caused to be posted at the LEON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.53 OF ONE ACRE IN THE JACOB CRAFT SURVEY, ABSTRACT NO. 183, CITY OF CENTERVILLE, LEON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.53 ACRE TRACT DESCRIBED IN THE DEED FROM SANTOS MONEOYA ORONA AND MARIA LARA ORONA TO ROBERT JACOB SADLER AND GINGER YVONNE SADLER IN VOLUME 1674, PAGE 870, OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS, SAID 0.53 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN SOUTH OLD BRYAN ROAD FOR THE SOUTH CORNER, BEING THE EAST CORNER OF THE LADONNA WHITCOMB CALLED 0.50 ACRE TRACT IN VOLUME 1737, PAGE 747, FROM WHICH A 3/4" IRON ROD FOUND FOR REFERENCE BEARS S 43 ° 31 ' 42 " W A DISTANCE OF 105.92 FEET;

THENCE N 56 ° 44' 50 " W, ALONG THE COMMON LINE BETWEEN THE CALLED 0.53 ACRE TRACT AND THE CALLED 0.50 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 25.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 208.94 FEET TO A CHAINLINK FENCE POST IN CONCRETE FOUND FOR THE WEST CORNER, BEING THE OCCUPIED NORTH CORNER OF THE CALLED 0.50 ACRE TRACT AND BEING IN THE SOUTHEAST LINE OF LOT 4 OF THE DOAK-KNIGHT SUBDIVISION IN ENVELOPE NO. 179B;

THENCE N 35 ° 11 ' 43 " E, ALONG THE NORTHWEST LINE OF THE CALLED 0.53 ACRE TRACT AND THE SOUTHEAST LINE OF SAID LOT 4 FOR A DISTANCE OF 108.33 FEET TO A 1/2" IRON ROD CAPPED "ISBELL 6117" SET FOR THE NORTH CORNER, BEING IN THE SOUTHWEST LINE OF LOT 2 OF THE DOAK-KNIGHT SUBDIVISION;

THENCE S 57 ° 34 ' 46 " E, ALONG THE NORTHEAST LINE OF THE CALLED 0.53 ACRE TRACT AND THE SOUTHWEST LINES OF LOT 2 AND LOT 1 FOR A DISTANCE OF 209.00 FEET TO A CALCULATED POINT IN SOUTH OLD BRYAN ROAD FOR EAST CORNER, A 1/2" IRON ROD CAPPED "ISBELL 6117" SET FOR REFERENCE BEARS N 57 ° 34 ' 46 " W A DISTANCE OF 36.41 FEET;

THENCE S 35 ° 09 ' 44 " W, ALONG THE SOUTHEAST LINE OF THE CALLED 0.53 ACRE TRACT FOR A DISTANCE OF 111.36 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.53 OF ONE ACRE OF LAND, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY SHANE A. ISBELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6117. BEARINGS ARE ROTATED TO THE DEED CALLS IN VOLUME 1674, PAGE 870.