

428 COUNTY LINE ROAD
DALE, TX 78616

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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: April 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, AT 1702 S. COLORADO ST., LOCKHART, TEXAS 78644 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 November 19, 2007 and recorded in Document VOLUME 515, PAGE 326; AS AFFECTED BY CORRECTION AFFIDAVITS AND CLERK'S FILE NOS. 2015-006095, 2018-006666, 2019-003892, AND 2019-005252; AND BY MODIFICATION AGREEMENT AT CLERK'S FILE NO. 2015-006692 real property records of CALDWELL County, Texas. with DWIGHT TURNER AND LUCERO R DUNN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DWIGHT TURNER AND LUCERO R DUNN, securing the payment of the indebtednesses in the original principal amount of \$113,037.00, and obligations thereon described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Filed this 16th day of March 2020
12:00 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brenda Lou Deputy



428 COUNTY LINE ROAD
DALE, TX 78616

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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 AMY ORTIZ, AARTI PATEL, STACEY SANDERS, RAMON PEREZ, GARRETT SANDERS, ERIKA AGUIRRE, BEATRIZ SANCHEZ, DYLAN RUIZ, CANDICE SHULTE, MARYNA DANIELIAN, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR. JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR BRETT ADAMS whose address is c/o BARRETT DAFEN 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 CALDWELL County Clerk and caused to be posted at the CALDWELL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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CALDWELL



BEING ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS AND BEING A PART OF THE GIDEON PACE LEAGUE AND BEING ALSO A PART OF A TRACT OF LAND SET ASIDE TO B.J. TOWNES ET AL IN CAUSE #17406 IN THE DISTRICT COURT OF CALDWELL COUNTY, TEXAS AND RECORDED IN VOLUME YY, PAGE 134 OF THE RECORDS OF THE SAID COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHEAST LINE OF THE ABOVE MENTIONED TOWNES TRACT FOR THE EAST CORNER THIS TRACT AND FROM WHICH IRON PIN THE EAST CORNER OF THE SAID TOWNES TRACT BEARS NORTH 45 DEGREES 13 MINUTES EAST 307.43 FEET;

THENCE SOUTH 45 DEGREES 13 MINUTES WEST WITH THE SOUTHEAST LINE OF THE SAID TOWNES TRACT 282.25 FEET TO AN IRON PIN SET FOR THE SOUTH CORNER THIS TRACT;

THENCE NORTH 36 DEGREES 27 MINUTES WEST 50.59 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;

THENCE NORTH 47 DEGREES 35 MINUTES WEST 434.48 FEET TO A FENCE CORNER POST FOUND IN AN ELL CORNER OF THE SAID TOWNES TRACT FOR THE WEST CORNER THIS TRACT;

THENCE NORTH 37 DEGREES 12 MINUTES EAST 417.20 FEET TO A FENCE CORNER POST FOUND FOR THE NORTH CORNER THIS TRACT;

THENCE SOUTH 32 DEGREES 36 MINUTES EAST 554.69 FEET TO THE PLACE OF BEGINNING CONTAINING 4.013 ACRES OF LAND. AS SURVEYED BY CLAUDE F. HINKLE, REGISTERED PUBLIC SURVEYOR NO. 1612, OCTOBER 21, 1985.

EASEMENT

BEGINNING AT AN IRON PIN FOUND IN THE SE LINE OF COUNTY ROAD #172 AND FROM WHICH IRON PIN THE NORTH CORNER OF THE ABOVE MENTIONED TOWNES TRACT BEARS N 36 DEGREES 41 MINUTES E 127.87;

THENCE N 36 DEGREES 41 MINUTES E WITH THE SE LINE OF THE SAID ROAD 40.20 FEET;

THENCE S 47 DEGREES 34 MINUTES E 325.27 FEET TO AN IRON PIN SET FOR AN ANGLE POINT;

THENCE S 32 DEGREES 36 MINUTES E 45.24 FEET TO AN IRON PIN SET FOR CORNER;

THENCE S 57 DEGREES 24 MINUTES W 40.00 FEET TO AN IRON PIN SET IN THE NE LINE OF A 4.013-ACRE TRACT CARVED FROM THE ABOVE MENTIONED TOWNES TRACT;

THENCE N 32 DEGREES 36 MINUTES W 40.00 FEET TO THE NORTH CORNER OF THE SAID 4.013-ACRE TRACT FOR AN ANGLE POINT;

THENCE N 47 DEGREES 34 MINUTES W 515.98 FEET TO THE PLACE OF BEGINNING.