

115 EAST 21ST STREET  
LITTLEFIELD, TX 79339

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: June 04, 2019  
Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
Place: THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB COUNTY COURTHOUSE 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 February 17, 2011 and recorded in Document VOLUME 668, PAGE 288 real property records of LAMB County, Texas, with LANDON HILL WILSON AND HEATHER PETREE WILSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LANDON HILL WILSON AND HEATHER PETREE WILSON, securing the payment of the indebtednesses in the original principal amount of \$80,829.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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



#6315  
FILED FOR RECORDING  
2019 MAY 13 P 1:08  
COUNTY OF LAMB TEXAS  
00000008050411

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 RONALD BYRD, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCATHY, OR DAVID CARRILLO 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.



Shawnika Harris

Certificate of Posting

My name is DAVID CARRILLO, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/3/19 I filed at the office of the LAMB County Clerk and caused to be posted at the LAMB County courthouse this notice of sale.

Declarants Name: DAVID CARRILLO

Date: 5/3/19

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LAMB

**EXHIBIT "A"**

THE EAST FORTY-SIX FEET (E/46') OF LOT NUMBER THIRTEEN (13) AND THE WEST THIRTY-FOUR FEET (W/34') OF LOT NUMBER FOURTEEN (14), BLOCK NUMBER TEN (10), CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN VOLUME 196, PAGE 98, DEED RECORDS, LAMB COUNTY, TEXAS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES OF THAT TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 337, PAGE 334, DEED RECORDS, LAMB COUNTY, TEXAS, BEING PREVIOUSLY DESCRIBED AS THE EAST FORTY-SIX FEET (E/46') OF LOT NUMBER THIRTEEN (13) AND THE WEST THIRTY-FOUR FEET (W/34') OF LOT NUMBER FOURTEEN (14), BLOCK NUMBER TEN (10), CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN VOLUME 196, PAGE 98, DEED RECORDS, LAMB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS SURVEY AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN VOLUME 212, PAGE 344, DEED RECORDS, LAMB COUNTY, TEXAS, FROM WHENCE THE SOUTHEAST CORNER OF BLOCK 10 BEARS S 85 DEG. 43' 55" E, 114.81':

THENCE ALONG A CURVE HAVING A RADIUS OF 690', A CHORD BEARING OF N. 76 DEG. 27' 43" W, AN ARC DISTANCE OF 80.0' TO AN IRON ROD SET IN THE NORTH LINE OF E. 21ST STREET. FOR THE SOUTHWEST CORNER OF THIS SURVEY AND THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN VOLUME 403, PAGE 588, DEED RECORDS, LAMB COUNTY, TEXAS:

THENCE N 18 DEG. 51' 47" E, ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN VOLUME 403, PAGE 588, A DISTANCE OF 142.5' TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS SURVEY AND THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY:

THENCE S 80 DEG. 28' E, ALONG THE SOUTH LINE OF A 20' ALLEY, A DISTANCE OF 62.1' TO A 1/2" PIPE SET FOR THE NORTHEAST CORNER OF THIS SURVEY AND THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN VOLUME 212, PAGE 344:

THENCE S 11 DEG. 39' 54" W, ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, A DISTANCE OF 146.3' TO THE PLACE OF BEGINNING,