

10302 COUNTY ROAD 306
ABILENE, TX 79601

00000007076292

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: December 03, 2019

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 July 27, 2015 and recorded in Document VOLUME 413, PAGE 627 real property records of JONES County, Texas, with LUKE L MCPHERSON AND DONNA JORDON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LUKE L MCPHERSON AND DONNA JORDON, securing the payment of the indebtednesses in the original principal amount of \$135,009.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

POSTED NOTICE

DATE 10-11-19 **TIME** 10:03 Am

Selden Jencinas
JONES COUNTY CLERK, JONES CO., TX

BY: _____



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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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ OR CHARLES GREEN 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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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JONES

EXHIBIT "A"

BEING 4.41 ACRES OF LAND OUT OF AND A PART OF SECTION 6, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A PUBLIC ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, AND FROM SAID POINT THE SW CORNER OF SAID SECTION 6 BEARS WEST 1204.10 FEET;

THENCE NORTH AT 20.9 FEET PASS A 3/8" IRON ROD SET IN A FENCE LINE ON THE NORTH BOUNDARY LINE OF SAID PUBLIC ROAD, CONTINUE IN ALL 229.59 FEET TO A 3/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 834.84 FEET TO A 3/8" IRON ROD SET ONE (1) FOOT EAST OF AN EXISTING FENCE LINE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH MORE OR LESS ALONG AN EXISTING FENCE LINE, AT 208.71 FEET PASS A 3/8" IRON ROD SET IN AN EXISTING FENCE LINE FOR THE NORTH BOUNDARY LINE OF SAID PUBLIC ROAD, CONTINUE IN ALL 231.41 FEET TO A POINT IN THE CENTER OF SAID PUBLIC ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT AND FROM THIS POINT THE SOUTHEAST CORNER OF THE SW/4 OF SECTION 6 BEARS EAST 601 FEET;

THENCE WEST ALONG THE CENTER OF SAID PUBLIC ROAD 834.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND, MORE OR LESS.