

# NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

FILED  
16 JAN 16 PM 3:51  
HALE COUNTY CLERK  
BY [Signature]

**Date of Security Instrument:** April 24, 2009

**Grantor(s):** Jose Guadalupe Anguiano, a single person

**Original Trustee:** Ken L. Burgess, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First National Bank of Midland, its successors and assigns

**Recording Information:** Clerk's File No. 2009-001422, in the Official Public Records of HALE County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 02/06/2018      **Earliest Time Sale Will Begin:** 1:00 PM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**

**BEING A 5.43 ACRE TRACT OUT OF THE NW PART OF THE SE/4 OF THE SE/4 OF SURVEY 16, BLOCK JK-3, HALE COUNTY TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the HALE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060  
(281) 925-5200

*[Signature]*

Antonio Bazaldua as Substitute Trustee, Jose A. Bazaldua as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



## EXHIBIT A

Being a 5.43 acre tract out of the NW part of the SE/4 of the SE/4 of Survey 16, Block JK-3, Hale County, Texas consisting of 1.74 acres out of the West part of a 14.73 acre Tract B and all of a 3.69 acre Tract A (Partition Deed recorded in Volume 1065, page 220 of the Official Public records of Hale County, Texas), said 5.53 acres being described as follows:

**BEGINNING** at a ½" rod found for the NW of the SE/4 of the SE/4 of Survey 16, Block JK-3, Hale County, Texas, and the NW corner of said Tract B;

**THENCE** a true bearing (by GPS) of S.1°06'26"E., at 226.77 feet pass a ½" rod found for the NW corner of said Tract A, in all, 706.92 feet to ½" rod found for the SW corner of said Tract A;

**THENCE** N.89°03'33"E. 334.43 feet to a ½" rod found for the SE corner of said Tract A;

**THENCE** N.1°06'26"W., at 480.15 feet pass the NE corner of said Tract A, in all, 707.69 feet to a ½" rod set in the North line of said Tract B;

**THENCE** S.88°55'40"W. 334.43 feet to the **POINT OF BEGINNING** and containing 5.43 acres.

### **SUBJECT to a 20 Foot Wide Powerline EASEMENT**

Being a 20 feet wide powerline easement 10 feet each side of the following described center line:

**BEGINNING** at a point in the West line and 32 feet N.1°06'26"W. of the SW corner of the Stan Covington 3.69 acre Tract A and the NW corner of the Keith Covington 3.69 acre Tract C, out of the West part of the SE/4 of Survey 16, Block JK-3, Hale County, Texas;

**THENCE** S.66°49'E. 78.31 feet to the **POINT OF TERMINATION** in the South line of said Tract A (North line of said Tract C) 71.38 feet N.89°03'33"E. of the SW corner of said Tract A;

### **TOGETHER With a Travel and Utility Easement**

Being a 0.46 acre travel and utility easement extending from the West boundary line to 30 feet East of a powerline close to said West line of said Keith Covington 3.69 acre Tract C out of the SW part of the SE/4 of the SE/4 of Survey 16, Block JK-3, Hale County, Texas and being described as follows:

**BEGINNING** at the SW corner of the Keith Covington 3.69 acre Tract C out of the SW part of the SE/4 of the SE/4 of Survey 16, Block JK-3, Hale County, Texas;

THENCE N.1°06'26"W. 612.32 feet along the West line of said SE/4 of SE/4 to a ½" rod set for the SW corner of a Stan Covington 3.69 acre Tract A;

THENCE N.89°03'33"E., at 1.6 feet pass said powerline, in all, 31.6 feet to a point in the North line of said Tract A;

THENCE S.1°15'25"E. 612.26 feet along a line parallel and 30 feet East of said powerline in the South line of said Survey 16;

THENCE S.88°56'W., at 30 feet pass said powerline, in all, 33.2 feet to the POINT OF BEGINNING.