

FILED

1553 Fm 2060, Abernathy, TX 79311

2019 MAY 23 AM 11:29
19-012083

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: 07/02/2019
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Hale County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2013 and recorded in the real property records of Hale County, TX and is recorded under Clerk's Instrument No. 2013-004075 with MELINDA ELLSWORTH (grantor(s)) and MERS, INC., ACTING SOLELY AS NOMINEE FOR PRIMELENDING. A PLAINSCAPITAL COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MELINDA ELLSWORTH, securing the payment of the indebtedness in the original amount of \$120,344.00, 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. A 2.30 ACRE TRACT OUT OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14, BLOCK CK, G.C. & S.F. RY. CO. SURVEY, LUBBOCK AND HALE COUNTIES, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF F.M. 2060 AND THE NORTH LINE OF THE SE/4 OF SECTION 14 AS HELD ON THE GROUND FOR THE NORTHWEST CORNER OF THIS TRACT FROM WHENCE A FOUND RAILROAD SPIKE FOR THE SOUTHWEST CORNER OF THE NORTHEAST PART OF SECTION 14, AS DESCRIBED IN VOLUME 735, PAGE 679, HALE COUNTY DEED RECORDS. BEARS S 89 DEGREES 42 MINUTES 39 SECONDS W. 584.42 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE SAID HIGHWAY CENTERLINE AND THE NORTH LINE OF THE SE/4 AS HELD ON THE GROUND. 314.01 FEET TO THE NORTHEAST CORNER OF THIS TRACT WHENCE A FOUND RAILROAD SPIKE BEARS NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST, 975.38 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 21 SECONDS EAST. AT 40 FEET PASS A SET 1/2 INCH ROD WITH ORANGE CAP MARKED RPLS 4460. IN ALL 319 FEET TO A SET ROD 1/2 INCH WITH CAP FOR THE SOUTHEAST CORNER OF THIS TRACT;



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THENCE SOUTH 89 DEGREES 42 MINUTES 39 SECONDS WEST, 314.01 FEET TO A SET 1/2 INCH ROD WITH CAP FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE NORTH 0 DEGREES 17 MINUTES 21 SECONDS WEST, AT 279 FEET PASS A SET 1/2 INCH ROD WITH ORANGE CAP MARKED RPLS 4460. IN ALL 319 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.30 ACRES INCLUDING ANY RIGHT OF WAY.

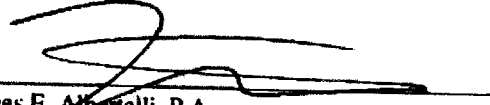
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §5 1.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Primelending, A Plainscapital Company
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Jose A. Bazaldua, Antonio Bazaldua whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Antonio Bazaldua, Jose A. Bazaldua, Kristie Alvarez, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

05/16/2019
Executed on _____



James E. Albertelli, P.A.
Cory Jacocks
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

05-23-2019
Executed on _____



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jose A. Bazaldua, Antonio Bazaldua
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Antonio Bazaldua, Jose A. Bazaldua, Kristie Alvarez, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel whose address is 1 Mauchly, Irvine, CA 92618.

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hale County Clerk and caused to be posted at the Hale County courthouse this notice of sale.

Declarants Name: _____
Date: _____