NOTICE OF TRUSTEE'S SALE

FILED

2017 FEB -8 A 11: 34

TERRI BANKS
COUNTY & DISTRICT CLERK
DALLAM COUNTY, TEXAS
BY _____ DEPUTY

Date: FEBRUARY 7, 2017

Trustee: RODNEY WHITE

Lender: DALHART FEDERAL SAVINGS AND LOAN ASSOCIATION, SSB

Note: $36,000.00

Deed of Trust

Date: NOVEMBER 18, 1996

Grantor: CANDIDO TRUJILLO AND WIFE JOLIE TRUJILLO

Lender: DALHART FEDERAL SAVINGS AND LOAN ASSOCIATION

Recording Information: VOLUME 48, PAGE 338, IN THE OFFICIAL PUBLIC RECORDS OF DALLAM COUNTY, TEXAS

Property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

County: DALLAM

Date of Sale (first Tuesday of the month): MARCH 7, 2017

Time of Sale (between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale: SOUTH STEPS OF THE DALLAM COUNTY COURTHOUSE, 414 DENVER AVE., DALHART, TEXAS

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.

Lender has appointed Rodney White as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the date of sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Rodney White

RODNEY WHITE, Trustee

EXHIBIT A

PROPERTY DESCRIPTION:

A tract of land off the South side of the Southwest Quarter (SW/4), Section Five (5), Block Forty-Eight (48), H.& T.C. RR. Co. Survey in Dallam County, Texas. Said tract is described by metes and bounds as follows:

BEGINNING at a point in the South line of said Section 5, said point being 1160 feet East of the Southwest corner of said Section;

THENCE North parallel to the West line of said Section a distance of 150.0 feet to a point;

THENCE East parallel to the South line of said Section a distance of 60.0 feet to a point;

THENCE South parallel to the West line of said Section a distance of 150.0 feet to a point in the South line of said Section;

THENCE West along the South line of said Section a distance of 60.0 feet to the place of beginning.

The above described tract contains 0.207 acres of land, more or less, of which 0.041 acres are in the right of way of First Street, City of Dalhart.

313 OATIS AVENUE
DALHART, TX 79022

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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: March 07, 2017

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

   Place THE SOUTH STEPS OF THE DALLAM 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 27, 2007 and recorded in Document VOLUME 116, PAGE 0320 real property records of DALLAM County, Texas, with TAMMI MUSGRAVE AND WILLIAM MUSGRAVE AND DORIE MUSGRAVE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TAMMI MUSGRAVE AND WILLIAM MUSGRAVE AND DORIE MUSGRAVE, securing the payment of the indebtednesses in the original principal amount of $61,334.00, 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, 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

Shannon Heck by Chelsea Brooks

SHANNON HECK, RONNIE HECK, STEFANIE MORGAN, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, OR KRISTIE ALVAREZ
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

FILED
2017 JAN 30 A 11:50
TERRI BANKS
COUNTY & DISTRICT CLERK
DALLAM COUNTY, TEXAS
BY _____ DEPUTY

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EXHIBIT "A"

NORTH 20 FEET OF LOT 13, ALL OF LOT 14, AND THE SOUTH 15 FEET OF LOT 15, BLOCK 1, KENDRICK ADDITION TO THE CITY OF DALHART, DALLAM COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION IN VOLUME 15, PAGE 204 AND VOLUME 53, PAGE 510, DALLAM COUNTY DEED RECORDS, DALLAM COUNTY, STATE OF TEXAS.