

2019-29

Filed for Record

This, the 7 day of Nov 2019
at 10:55 o'clock A M

310 W Clayton, Cuero, TX 77954

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Bonnie Hoffmann
DEPUTY

19-022279

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: 12/03/2019
Time: Between 12:00 PM and beginning not earlier than 12:00 PM or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of DeWitt 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 09/08/1993 and recorded in the real property records of DeWitt County, TX and is recorded under Clerk's File/Instrument Number, 218, Page 92, with Carolyn A. Franklin and Lawrence G. Roy (grantor(s)) and Fleet Mortgage Corp. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Carolyn A. Franklin and Lawrence G. Roy, securing the payment of the indebtedness in the original amount of \$35,586.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL THAT CERTAIN PARCEL OF TRACT OF LAND, CONTAINING 0.18 ACRES, LOCATED IN DEWITT COUNTY, TEXAS AND BEING THE EAST 1/2 OF LOT 9 AND THE WEST 37.5 FEET OF LOT 10, OF BLOCK 60 OF THE CITY OF CUERO, AND IS THE WESTERLY PORTION OF THOSE LOTS DESCRIBED IN DEED TO JAMES TEMPLE RECORDED IN VOLUME 216, PAGE 28 OF THE DEED RECORDS OF SAID COUNTY, AND AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY, RECORDED IN VOLUME 75, PAGE 400 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.18-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" DIAMETER IRON ROD SET IN THE COMMON SOUTH BOUNDARY LINE OF SAID LOT 9, AND SAID BLOCK 60, BEING S. 65 DEG. 30 MIN. E A DISTANCE OF 75 FEET FROM THE WEST CORNER OF SAID BLOCK;

THENCE N. 24 DEG. 30 MIN. 00 SEC. E, PARALLEL TO THE WEST BOUNDARY LINE OF SAID BLOCK 60, A DISTANCE OF 127.5 FEET TO A 5/8" DIAMETER IRON ROD SET IN THE NORTH LINE OF SAID LOT 9 AND IN THE SOUTH LINE OF A PUBLIC ALLEY;

THENCE S. 65 DEG. 30 MIN. 00 SEC. E, A DISTANCE OF 62.50 FEET TO A 5/8" DIAMETER IRON ROD SET IN THE NORTH BOUNDARY LINE OF LOT 10, BEING N. 65 DEG. 30 MIN. 00 SEC. W. A DISTANCE OF 12.5 FEET FROM THE EAST CORNER OF LOT 10;



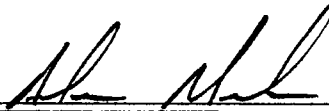
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THENCE S. 24 DEG. 30 MIN. 00 SEC. W, PARALLEL TO THE WEST BOUNDARY LINE OF SAID BLOCK 60, A DISTANCE OF 127.50 FEET TO A 5/8" DIAMETER IRON ROD SET IN THE SOUTH LINE OF LOT 10, BEING N. 65 DEG. 30 MIN. 00 SEC. W. A DISTANCE OF 12.5 FEET FROM THE SOUTH CORNER OF LOT 10;

THENCE N. 65 DEG. 30 MIN. 00 SEC. W. A DISTANCE OF 62.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING BETWEEN THE ABOVE METES AND BOUNDS, 0.18 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
7105 Corporate Dr.
Plano, TX 75240



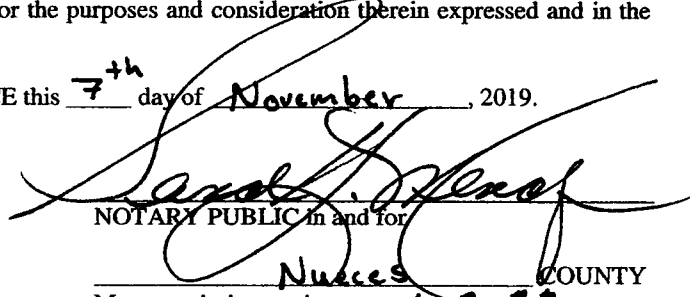
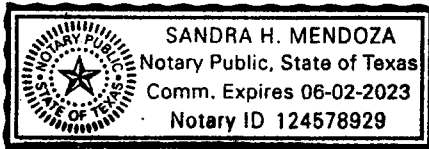
SUBSTITUTE TRUSTEE
Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson 1320 Greenway Drive, Suite 300 Irving, TX 75038. OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Janice Stoner, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, Amy Ortiz, Maryna Danielian whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Nueces

Alexis Mendoza

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

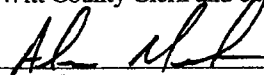
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of November, 2019.



NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 6-2-23
Print Name of Notary: Sandra Mendoza

CERTIFICATE OF POSTING

My name is Alexis Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-7-19 I filed at the office of the DeWitt County Clerk and caused to be posted at the DeWitt County courthouse this notice of sale.


Declarants Name: Alexis Mendoza
Date: 11-7-19

