

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 05, 2019

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

Place: NORTH ENTRANCE OF THE COURTHOUSE UNDER THE STAIRS 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 September 24, 2008 and recorded in Document VOLUME 936, PAGE 435 real property records of TYLER County, Texas, with JAMES E JEWELL, grantor(s) and BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES E JEWELL, securing the payment of the indebtednesses in the original principal amount of \$240,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

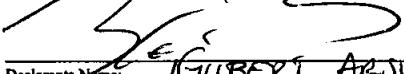
c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA OR CRYSTAL ARSIAGA
Substitute Trustee

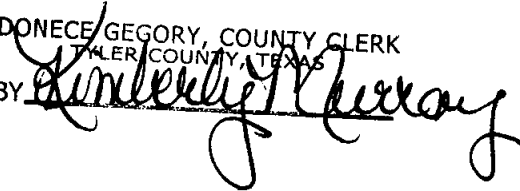
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is GILBERT ARSIAGA Certificate of Posting and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/31/19 I filed at the office of the TYLER County Clerk and caused to be posted at the TYLER County courthouse this notice of sale.



Declarant's Name: GILBERT ARSIAGA
Date: 1/31/19

NO. _____ TIME 9:50am.

JAN 31 2019
DONECE GEGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
BY 



0000008125395

TYLER



BEING LOT 43, IN BLOCK 60, OF LAKE CHARMAINE, SECTION 5, A SUBDIVISION LYING AND SITUATED IN TYLER COUNTY, TEXAS, AS SHOWN BY PLAT FILE #114, IN THE PLAT FILE RECORDS IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS.



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