

802 S WALNUT ST
BRADY, TX 76825

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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: July 04, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 December 04, 2007 and recorded in Document VOLUME 374, PAGE 90 real property records of MCCULLOCH County, Texas, with CHRISTY A. BADILLA AND HAROLD BADILLA, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTY A. BADILLA AND HAROLD BADILLA, securing the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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 Mortgages by virtue of a servicing agreement with the Mortgages. 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005


JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR
STEPHAN RAWLINGS
Substitute Trustee

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

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addicks, Texas 75001. I declare under penalty of perjury that on 5-30-2017 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.


Declarant's Name: Stephen Rawlings
Date: 5-30-2017

FILED

MAY 30 2017

Tina A. Smith
McCulloch County Clerk



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MCCULLOCH

EXHIBIT "A"

BEING THE NORTH HALF (N/2) OF BLOCK NO. 159, LUHR ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED DATED JANUARY 7, 2003 AND RECORDED IN VOLUME 329, PAGE 770 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF LUHR ADDITION RECORDED IN VOLUME 27, PAGE 314, DEED RECORDS, MCCULLOCH COUNTY, TEXAS AND SAID NORTH HALF IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF BLOCK NO. 159;

THENCE WITH THE SOUTH LINE OF SEVENTH STREET AND NORTH LINE OF BLOCK NO. 159, EAST 200.0 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF BLOCK NO. 159;

THENCE WITH THE WEST LINE OF SOUTH WALNUT STREET AND EAST LINE OF BLOCK NO. 159, SOUTH 100.0 FEET TO AN X MADE ON CONCRETE;

THENCE WITH THE SOUTH LINE OF THE NORTH HALF OF BLOCK NO. 159 AS DESCRIBED IN THE SUBSTITUTE TRUSTEE'S DEED AND AS FOUND MARKED ON THE GROUND, WEST 200.0 FEET TO A FOUND 1/2" IRON PIPE;

THENCE WITH THE EAST LINE OF SOUTH CHINA STREET AND WEST LINE OF BLOCK NO. 159, NORTH 100.0 FEET TO THE POINT OF BEGINNING.

COURSES ARE ORIENTED TO THE DESCRIPTION IN THE SUBSTITUTE TRUSTEE'S DEED.

FILED

MAY 30 2017

Tina A. Smith
McCulloch County Clerk



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