

303 PALM DR
MARLIN, TX 76661

00000009035175

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 02, 2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: FALLS COUNTY COURTHOUSE 1910 INDUSTRIAL PARK RD. MARLIN, TX 76661 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 August 18, 2006 and recorded in Document VOLUME 195, PAGE 880 real property records of FALLS County, Texas, with ALVIS RANDLE WILHITE JR AND TOMMIE LEE WILHITE, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALVIS RANDLE WILHITE JR AND TOMMIE LEE WILHITE, securing the payment of the indebtedness in the original principal amount of \$60,000.00, 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

CO. CLK. FALLS CO.

FEB 02 2021

FILED 12:30 P.M.
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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, KATHLEEN ADKINS, REID RUPLE, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Isaac Saucedo

Israel Saucedo

Certificate of Posting

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/02/2021 I filed at the office of the FALLS County Clerk and caused to be posted at the FALLS County courthouse this notice of sale.

Beatrice Carrillo

Declarant's Name: Beatrice Carrillo

Date: 02/02/2021

CO. CLK. FALLS CO.

FEB 02 2021

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FALLS

EXHIBIT "A"

LOT EIGHT (8) IN BLOCK THREE (3) OF THE T D TAYLOR'S COUNTRY CLUB ESTATES ADDITION, PART II, TO THE CITY OF MARLIN, FALLS COUNTY, TEXAS RECORDED IN VOLUME 2, PLAT NO. 45 OF THE MAP AND PLAT RECORDS, IN THE FALLS COUNTY CLERK'S OFFICE.