

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: December 04, 2018

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 July 31, 2009 and recorded in Document VOLUME 577, PAGE 682; AS AFFECTED BY CORRECTION INSTRUMENT RECORDED AT CLERK'S FILE NO. 2018-005378 real property records of CALDWELL County, Texas, with LANELLE KIMBALL, grantor(s) and BANK OF AMERICA, N.A., mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LANELLE KIMBALL, securing the payment of the indebtednesses in the original principal amount of \$138,000.00, 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 DBA 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

JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001

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 CALDWELL County Clerk and caused to be posted at the CALDWELL County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED this 15th day of Oct 20 18
1:55 PM
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Maith Sulety Deputy



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EXHIBIT "A"

BEING A PART OF LOT NO. TWO (2) IN BLOCK NO. NINE (9) OF JOSEY'S SOUTH ADDITION TO THE CITY OF LULING, IN CALDWELL COUNTY, TEXAS; AND BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 2 AT THE INTERSECTION OF PECAN AND POLK STREETS;

THENCE EAST ALONG THE NORTH LINE OF POLK STREET 100 FEET TO A STAKE SET FOR THE SOUTHWEST CORNER OF A 12-FOOT STRIP OF LAND IN A DEED FROM HARRY G. PIERCE TO JOHN M. ROGERS DATED APRIL 18, 1969, AND RECORDED IN VOLUME 331 AT PAGE 508 OF THE CALDWELL COUNTY DEED RECORDS;

THENCE NORTH ALONG THE WEST LINE OF SAID 12-FOOT STRIP, PARALLEL TO THE WEST LINE OF SAID BLOCK NO. 9, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID 12-FOOT STRIP SOLD TO JOHN M. ROGERS;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID BLOCK NO. 9 A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF THIS LOT, A STAKE SET IN THE EAST LINE OF PECAN STREET;

THENCE SOUTH ALONG THE EAST LINE OF PECAN STREET 100 FEET TO THE PLACE OF BEGINNING.



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