

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: April 05, 2022

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

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 25, 2008 and recorded in Document VOLUME 568, PAGE 001 real property records of WILLACY County, Texas, with DIANA LEE SEWELL AND JAMIE RICHARD SEWELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DIANA LEE SEWELL AND JAMIE RICHARD SEWELL, securing the payment of the indebtednesses in the original principal amount of \$62,422.00, 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. The property to be sold is described in the attached Exhibit A.

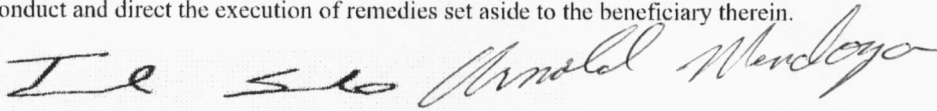
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



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 CONNIE MEDLEY OR SARAH CHAMPINE OR LUIS GARCIA OR CONSTANCE LEWIS OR CLYDE COBB OR MONTGOMERY MEDLEY OR JULIE MARTIN OR BOB FRISCH OR ARNOLD MENDOZA, JODI STEEN, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL OR CONNIE COBB 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.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 1.00 ACRE TRACT OF LAND, MORE OR LESS, SITUATED OUT OF LOT FOUR (4), SECTION NINETEEN (19), OF THE GULF COAST IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 430, OF THE WILLACY COUNTY TRANSCRIBED RECORDS, CAMERON COUNTY TO WILLACY COUNTY, TEXAS AND FURTHER BEING OUT OF THAT CERTAIN 4.2661 ACRE TRACT CONVEYED TO NICOLAS E. LERMA IN VOLUME 159, PAGE 236, OFFICIAL REAL PROPERTY RECORDS, WILLACY COUNTY, TEXAS, AND SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, SECTION 19, GULF COAST IRRIGATION COMPANY SUBDIVISION, SAID POINT BEING THE CENTERLINE OF TWO 40 FOOT COUNTY ROAD RIGHTS-OF-WAY;

THENCE, NORTH 00 DEGREES 30 MINUTES WEST ALONG THE CENTERLINE OF SAID 40 FOOT WIDE COUNTY ROAD RIGHT-OF-WAY AND THE WEST LINE OF SAID LOT 4, A DISTANCE OF 1179.22 FEET TO THE SOUTHWEST CORNER OF SAID 4.2661 ACRE TRACT AND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 4.2661 ACRE TRACT, NORTH 89 DEGREES 30 MINUTES EAST 346.32 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF A CERTAIN 1.00 ACRE TRACT FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF TRACT HEREIN DESCRIBED;

THENCE, PARALLEL TO THE WEST LINE OF SAID LOT 4 ALONG THE EAST LINE OF SAID CERTAIN 1.00 ACRE TRACT, NORTH 00 DEGREES 30 MINUTES WEST, 125.78 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, FOR THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 4, NORTH 89 DEGREES 30 MINUTES EAST 346.32 FEET TO A 1/2 INCH IRON PIN SET, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, PARALLEL TO THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 30 MINUTES EAST 125.78 FEET TO A 1/2 INCH IRON PIN SET, FOR THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH LINE OF SAID 4.2661 ACRE TRACT, SOUTH 89 DEGREES 30 MINUTES WEST, 346.32 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.

9:44am
FILED
COUNTY COURT

FEB 01 2022

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: *Chaquez* DEPUTY