

00001216

408 E NAVASOTA
GROESBECK, TX 76642

0000006354898

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 06, 2016

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

Place THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE 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 October 04, 2006 and recorded in Document VOLUME 1220, PAGE 558 real property records of LIMESTONE County, Texas, with CHUCK O DINGLER AND PAULA STANDIFER DINGLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHUCK O DINGLER AND PAULA STANDIFER DINGLER, securing the payment of the indebtednesses in the original principal amount of \$70,100.00, 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 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. 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



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
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 LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

BEING A 100.0 FT. BY 125.0 FT. LOT A PART OF SUBDIVISION LXVI (66), CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE OFFICE PLAT OF RECORD IN VOL. 2, PAGE 44, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED DATED APRIL 14, 1997 FROM DEBORA KAY BAKER TO KENNETH G. BAKER RECORDED IN VOL. 968, PG. 609, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A SET 1/2" IRON ROD IN THE SOUTH LINE OF NAVASOTA STREET, SAID CORNER BEARS S.58°00"E. 1290.0 FT. MEASURED PERPENDICULAR FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD WHICH BEARS N. 32°00"E. (BASIS OF BEARING), SAID CORNER ALSO BEARS S.32°00" W. 25.0 FT. MEASURED PERPENDICULAR FROM THE CENTERLINE OF NAVASOTA STREET, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE STANLEY LENOIR TRACT OF RECORD IN VOL. 620, PG. 575, L.C.D.R.;

THENCE S.58°00"E, WITH THE SOUTH LINE OF NAVASOTA STREET AND THE NORTH LINE OF SAID LOT, AT 93.7 FT. PASS THE NORTH END OF A CHAIN LINK FENCE, IN ALL, 100.0 FT. TO A SET 1/2" IRON ROD FOR NORTHEAST CORNER OF THIS TRACT AND NORTHWEST CORNER OF THE MRS. A.D. KENNEDY TRACT OF RECORD IN VOL. 343, PG. 59, L.C.D.R.;

THENCE S.32°00"W, WITH THE EAST LINE OF THIS TRACT, AT 2.0 FT. A UTILITY POLE, IN ALL, 125.0 FT TO A SET 1/2" IRON ROD IN A FENCE LINE AND IN THE WEST LINE OF SAID KENNEDY TRACT FOR SOUTHEAST CORNER OF SAID LOT AND THIS TRACT, FROM WHICH CORNER A 2" CHAIN LINK FENCE CORNER POST BEARS S.32°00"W. 1.7 FT. SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE J. MCFERRIN TRACT OF RECORD IN VOL. 971, PG. 275, L.C.D.R.;

THENCE N.58°00"W. 100.0 FT. WITH THE SOUTH LINE OF SAID LOT AND THIS TRACT, AND ALONG A SKEWED CHAIN-LINK FENCE LINE, SAME BEING THE NORTH LINE OF SAID MCFERRIN TRACT, TO A SET 1/2" IRON ROD AT THE BASE OF A 2" CHAIN-LINK FENCE CORNER POST FOR SOUTHWEST CORNER OF SAID LOT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF DAVID MCFERRIN TRACT, THE NORTHEAST CORNER OF THE T.S. WELSHUHN TRACT OF RECORD IN VOL. 907, PG. 313, L.C.D.R., AND THE SOUTHEAST CORNER OF SAID LENOIR TRACT;

THENCE N.32°00"E, 125.0 FT, WITH THE WEST LINE OF SAID LOT AND THIS TRACT, SAME BEING THE EAST LINE OF SAID LENOIR TRACT, TO THE POINT OF BEGINNING, THE NORTHERLY END OF A CHAIN LINK FENCE BEING 5.0 FT. IN A WESTERLY DIRECTION FROM SAID POINT.

Filed for Record in:
Limestone County

On: Nov 15, 2016 at 02:23P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 15, 2016

Peggy Beck, County Clerk
Limestone County



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