

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: May 07, 2019

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

Place DOWNSTAIRS, MAIN LOBBY, AT FRONT DOOR FACING MAIN STREET, JACKSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

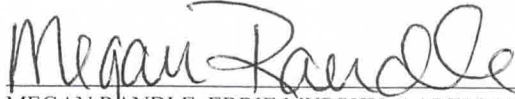
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 15, 2006 and recorded in Document VOLUME 295, PAGE 169 real property records of JACKSON County, Texas, with JAMES O KILLEBREW AND LANELLE H KILLEBREW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES O KILLEBREW AND LANELLE H KILLEBREW, securing the payment of the indebtednesses in the original principal amount of \$133,802.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301



MEGAN RANDLE, EBBIE MURPHY, AARTI PATEL, MARYNA DANIELIAN, PAMELA THOMAS, DYLAN RUIZ OR MEGAN L. RANDLE, AMY JURASEK, OR REBECCA BOLTON  
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 JACKSON County Clerk and caused to be posted at the JACKSON County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED  
Katherine R. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  
BY Eun Rodriguez  
3/29/19



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<b>EXHIBIT "A"</b>
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BEING A 3.99-ACRE TRACT OF LAND OUT OF THE JOB WILLIAMS LEAGUE, ABSTRACT 85, JACKSON COUNTY, TEXAS AND BEING A TRACT OUT OF THAT 71.32-ACRE TRACT. FIRST TRACT, THAT IS DESCRIBED IN DEED DATED AUGUST 23, 1979 FROM BUILDING AND LANDS, INC. TO W.T. MCNEIL, ET AL RECORDED IN VOLUME 580, PAGE 756 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS AND THIS 3.99-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT AN EXISTING 1-INCH IRON ROD IN THE NORTHEAST LINE OF VALE STREET AT THE SOUTH CORNER OF THAT 0.759-ACRE TRACT OF LAND THAT WAS CONVEYED TO LINDA STURM KING AND IS DESCRIBED IN DEED RECORDED IN VOLUME 676, PAGE 1048 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS FOR THE WEST CORNER OF THE HEREIN DESCRIBED 3.99-ACRE TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF SAID 71.32-ACRE TRACT;

THENCE NORTH 38 DEG 04' 49" EAST, WITH THE SOUTHEAST LINE OF SAID 0.759-ACRE TRACT AT 535.43 FEET PASS AN EXISTING 5/8-INCH IRON ROD ON LINE, AT 759.43 FEET PASS ANOTHER EXISTING 5/8-INCH IRON ROD ON LINE AND CONTINUING ON SAME COURSE FOR A TOTAL DISTANCE OF 809.43 FEET TO A POINT IN THE CENTER LINE OF EAST DITCH AT THE EAST CORNER OF SAID 0.759-ACRE TRACT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 3.99-ACRE TRACT;

THENCE IN A SOUTHERLY DIRECTION WITH THE CENTER LINE OF EAST DITCH AS FOLLOWS:

SOUTH 30 DEG 18' 43" WEST FOR A DISTANCE OF 49.46 FEET AND  
SOUTH 03 DEG 20' 27" EAST FOR A DISTANCE OF 340.95 FEET TO A POINT AT THE NORTH CORNER OF THAT 2.00-ACRE TRACT THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 602, PAGE 783 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREIN DESCRIBED 3.99-ACRE TRACT;

THENCE SOUTH 44 DEG 05' 00" WEST, WITH THE NORTHWEST LINE OF SAID 2.00-ACRE TRACT, AT 50.00 FEET PASS A 5/8-INCH IRON ROD ON LINE, AT 295.93 FEET PASS THE WEST CORNER OF THE REMAINING PART OF SAID 2.00-ACRE TRACT AND THE NORTH CORNER OF THAT 1.00-ACRE TRACT THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 714, PAGE 141 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS AND CONTINUING ON SAME COURSE WITH THE NORTHWEST LINE OF SAID 1.00-ACRE TRACT FOR A TOTAL DISTANCE OF 563.25 FEET TO AN EXISTING BENT 5/8-INCH IRON ROD, (REPLACED WITH 5/8-INCH IRON ROD) AT THE WEST CORNER OF SAID 1.00-ACRE TRACT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 3.99-ACRE TRACT, SAID IRON ROD ALSO BEING IN THE NORTHEAST LINE OF VALE STREET AND BEING THE WEST CORNER OF SAID 2.00-ACRE TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF THE ABOVE-MENTIONED 71.32-ACRE TRACT;

THENCE NORTH 45 DEG 19' 00" WEST, WITH THE SOUTHWEST LINE OF SAID 71.32-ACRE TRACT, ALSO WITH THE NORTHEAST LINE OF VALE STREET FOR A DISTANCE OF 214.07 FEET TO THE POINT OF BEGINNING, CONTAINING 3.99-ACRES OF LAND, MORE OR LESS.



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