

Filed this 14th day of Jan. 2019
9:40a.M.

C&S No. 44-18-3518 / Conventional / No / FILE NOS
LoanCare, LLC

Laura Walla
County Clerk, Blanco County, Texas
By [Signature] Deputy

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 31, 2016

Grantor(s): Sarah L. Knippa and Gregory A. Vest, wife and husband
Original Trustee: Scott Everett
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Everett Financial, Inc., d/b/a Supreme Lending, its successors and assigns
Recording Information: Vol. 524, Page 0662, or Clerk's File No. 160908, in the Official Public Records of BLANCO County, Texas.
Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

A DESCRIPTION OF A 0.82 ACRE TRACT OF LAND BEING A PORTION OF BLOCK L7 OF THE CAGE AND BOON ADDITION TO THE CITY OF BLANCO, BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN VOLUME 466, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 0.82 ACRE AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 02/05/2019 **Earliest Time Sale Will Begin:** 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tom Rossington, Martha Rossington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



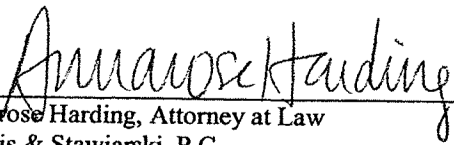
4681600

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BLANCO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 10th day of January, 2019.

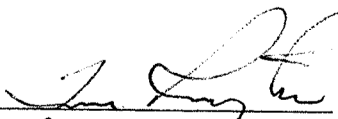
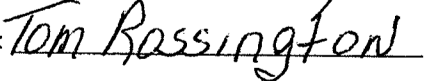
For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038


Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name:

C&S No. 44-18-3518 / Conventional / No
LoanCare, LLC

HAMBRIGHT LAND SURVEYING

P.O. BOX 1228
JOHNSON CITY, TEXAS 78836

PHONE: (830) 888-2574
FAX: (830) 888-2576

NOVEMBER 28, 2014, JOB NO: 014-302, FIELD NOTE NO. 014-302,
PROJECT: 0.82 ACRE

FIELD NOTES:

A DESCRIPTION OF A 0.82 ACRE TRACT OF LAND BEING A PORTION OF BLOCK L7 OF THE CAGE AND BOON ADDITION TO THE CITY OF BLANCO, BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN VOLUME 466, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 0.82 ACRE AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 0.82 acre, being the southwest corner of said Block L7, being in the north line of 9th Street and being in the east line of Cedar Street;

THENCE along the west line of said 0.82 acre, being the west line of said Block L7 and being the east line of said Cedar Street, N20°01'22"E, 150.25 feet to a 1/2 inch iron rod set for the northwest corner of said 0.82 acre;

THENCE along the north line of said 0.82 acre, crossing said Block L7, S61°20'39"E, 280.96 feet to a 1/2 inch iron rod set for the northeast corner of said 0.82 acre, being in the east line of said Block L7 and being in the west line of Mesquite Street;

THENCE along the east line of said 0.82 acre, being the east line of said Block L7 and being the west line of said Mesquite Street, S20°01'23"W, 108.07 feet to a 1/2 inch iron rod found for the southeast corner of said 0.82 acre, being the southeast corner of said Block L7 and being in the north line of said 9th Street;

THENCE along the south line of said 0.82 acre, being the south line of said Block L7 and being the north line of said 9th Street, N69°58'37"W, 277.76 feet to the **POINT OF BEGINNING** containing 0.82 acre of land, more or less.



11-26-14

Exhibit A