

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 11:00AM or not later than three hours after that time.

Place THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 September 06, 2016 and recorded in Document CLERK'S FILE NO. 136340-2016 real property records of LAMAR County, Texas, with GEORGE C ENGLISH AND GWENDA L ENGLISH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GEORGE C ENGLISH AND GWENDA L ENGLISH, securing the payment of the indebtednesses in the original principal amount of \$130,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONS LENDING CORPORATION, AN OHIO CORPORATION 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO
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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: _____
Date: _____

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 30th DAY OF Oct, 2018.



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EXHIBIT "A"

SITUATED ABOUT 12 MILES EASTERLY FROM THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE THOMAS B ROUNDTREE SURVEY, ABSTRACT 805, ALSO BEING THE SAME LAND CONVEYED TO RONALD H KIND AND EVEA KIND BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 066758-2009, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A METAL POST FOUND IN THE NORTH BOUNDARY LINE OF U.S. HIGHWAY 82 AT THE SOUTHEAST CORNER OF SAID KIND TRACT AND AT AN INSIDE CORNER OF A TRACT OF LAND CONVEYED TO JERRY WAYNE JOHNSON BY DEED RECORDED IN VOLUME 1723, PAGE 243, OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS;

THENCE NORTH 83 DEG 42' 00" WEST WITH SAID NORTH BOUNDARY LINE (BEARING PER LAMAR CO. DOC. #066759-2009) A DISTANCE OF 200.98 FEET TO A METAL POST FOUND AT THE SOUTHWEST CORNER OF THE KIND TRACT AND AT AN INSIDE CORNER OF SAID JOHNSON TRACT;

THENCE NORTH 06 DEG 19' 27" FEET EAST WITH AN ESTABLISHED FENCE ALONG THE WEST LINE OF THE KIND TRACT A DISTANCE OF 217.42 FEET TO METAL POST FOUND AT THE NORTHWEST CORNER OF THE KIND TRACT AND AT AN INSIDE CORNER OF THE JOHNSON TRACT;

THENCE SOUTH 83 DEG 44' 06" EAST WITH AN ESTABLISHED FENCE ALONG THE NORTH LINE OF THE KIND TRACT A DISTANCE OF 200.53 FEET TO A METAL POST FOUND AT THE NORTHEAST CORNER OF THE KIND TRACT AND AT AN INSIDE CORNER OF THE JOHNSON TRACT;

THENCE SOUTH 06 DEG. 12' 21" WEST WITH AN ESTABLISHED FENCE ALONG THE EAST LINE OF THE KIND TRACT A DISTANCE OF 217.55 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.002 ACRE OF LAND.

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