

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 11:00 AM 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 April 22, 2016 and recorded in Document CLERK'S FILE NO. 132767-2016 real property records of LAMAR County, Texas, with TOBY LYNN ARCHER AND MINDY M AUSMUS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TOBY LYNN ARCHER AND MINDY M AUSMUS, securing the payment of the indebtednesses in the original principal amount of \$85,914.00, 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



SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE OR ZORAN W. SPASIC
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 29th DAY OF March, 2019.



NOS0000008161994

EXHIBIT "A"

FIELD NOTES 2.42 ACRES

SITUATED ABOUT 9.4 MILES NORTH 70° EAST OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE M. E. P. & P.R.R. SURVEY #627, SECTION 23, AND BEING A CALLED 2.422 ACRE TRACT OF LAND CONVEYED TO ROY ALAN VNNDEIBURG AND WIFE BY DEED RECORDED IN DOC. #086412-2011, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 2.422 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED 10.46 ACRE TRACT CONVEYED TO STANLEY COX, JR. AND WIFE BY DEED RECORDED IN DOC. #124160-2015, IN SAID OFFICIAL PUBLIC RECORDS.

THENCE S 88°39'12" E ALONG A FENCE ALONG THE SOUTH BOUNDARY LINE OF SAID 10.46 ACRE TRACT A DISTANCE OF 675.31' TO A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 2.422 ACRE TRACT AND AT THE REMAINING NORTHERLY NORTHWEST CORNER OF A CALLED 85.5 ACRE TRACT (SAVE & EXCEPT 0.521 ACRES) AS CONVEYED TO MARK T. OWENS AND WIFE BY DEED RECORDED IN VOL. 1935, PAGE 166, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE S 00°13'53" E ALONG A FENCE ALONG THE NORTHERLY WEST BOUNDARY LINE OF SAID OWENS TRACT A DISTANCE OF 133.29' TO A 1" IRON PIPE FOUND AT THE SOUTH EAST CORNER OF SAID 2.422 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CALLED 2.293 ACRE TRACT CONVEYED TO RICKY R. WILLIAMS AND WIFE BY DEED RECORDED IN VOL. 90, PAGE 325, IN THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE;

THENCE S 86°07'38" W ALONG A FENCE A DISTANCE OF 617.74' TO THE SOUTHWEST CORNER OF SAID 2.422 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 2.293 ACRE TRACT, SAID CORNER BEING 0.38' N 86°07'38" E OF A CHAIN LINK POST FOUND FOR REFERENCE;

THENCE NORTHWESTERLY ALONG THE EAST BOUNDARY LINE OF FARM MARKET HIGHWAY 196 AROUND WITH A CURVE (R-2415.53' C-N 17°16'00" W 199.90') TO THE RIGHT A DISTANCE OF 199.95' TO THE POINT OF BEGINNING, AND CONTAINING 2.42 ACRES OF LAND.



NOS0000008161994