

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

18 FEB 13 PM 2:03

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.

MISSON  
CLERK

BY \_\_\_\_\_ DEPUTY

1. **Date, Time, and Place of Sale.**

Date: April 03, 2018

Time: The sale will begin at 1:00PM 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 March 12, 2008 and recorded in Document CLERK'S FILE NO. 057740-2008; AS AFFECTED BY MODIFICATION UNDER CLERK'S FILE NO. 115464-2014 real property records of LAMAR County, Texas, with TERRY G. BARNETT AND SUSAN B. BARNETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY G. BARNETT AND SUSAN B. BARNETT, securing the payment of the indebtednesses in the original principal amount of \$65,975.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO, AURORA CAMPOS, JONATHAN HARRISON, OR RAMIRO CUEVAS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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: \_\_\_\_\_



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**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOSSOM, IN LAMAR COUNTY, TEXAS; PART OF THE M. MOWERY SURVEY, ABSTRACT NO. 565, AND BEING ALL OF LOT 3 IN BLOCK D OF THE PARKVIEW ADDITION AS SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN ENVELOPE 176-C, OF THE PLAT RECORDS OF LAMAR COUNTY, AND ALSO BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO TERRY G. BARNETT, ET UX., AND RECORDED IN VOLUME 1749, PAGE 32, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIN (SET) FOR A CORNER IN THE SOUTH LINE OF RONALD STREET, SAME BEING THE NORTHWEST CORNER OF SAID LOT 3, AND SAME ALSO BEING THE NORTHEAST CORNER OF LOT 2 OF BLOCK D OF SAID ADDITION;

THENCE S 89 DEG 48' 24" E ALONG THE NORTH LINE OF SAID LOT 3 AND ALONG THE SOUTH LINE OF SAID RONALD STREET, A DISTANCE OF 99.550', TO A 1/2" IRON PIN (SET) FOR A CORNER SAME BEING THE NORTHEAST CORNER OF SAID LOT 3, AND SAME ALSO BEING THE NORTHWEST CORNER OF LOT 4 OF BLOCK D OF SAID ADDITION;

THENCE S 00 DEG 00' 00" E ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE 104.202', TO A 2 1/2" CHAINLINK FENCE CORNER POST (FOUND) FOR A CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 3 AND SOUTHWEST CORNER OF SAID LOT 4, AND SAME ALSO BEING THE NORTHEAST CORNER OF LOT 6 OF BLOCK D OF SAID ADDITION AND THE NORTHWEST CORNER OF LOT 5 OF BLOCK D OF SAID ADDITION;

THENCE N 89 DEG 48' 24" W ALONG THE SOUTH LINE OF SAID LOT 3 AND ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 99.550', TO A 2 1/2" CHAINLINK FENCE CORNER POST (FOUND) FOR A CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3 AND SOUTHEAST CORNER OF SAID LOT 2, SAME ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6 AND NORTHEAST CORNER OF SAID LOT 7 OF BLOCK D OF SAID ADDITION;

THENCE N 00 DEG 00' 00" E ALONG THE WEST LINE OF SAID LOT 3 AND ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 104.202', TO THE PLACE OF BEGINNING AND CONTAINING 0.238 ACRE OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED UPON THE PLAT CALL OF THE EAST LINE OF SAID LOT 3, BEING NORTH - SOUTH. THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION, WITH FIELD NOTES COMPLETED MARCH 8, 2008.



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