214 PRIVATE RD 8380
EVADALE, TX 77615

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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 01, 2018

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

   Place THE SOUTH STEPS OF THE JASPER 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 February 22, 2016 and recorded in Document VOLUME 1059, PAGE 261 real property records of JASPER County, Texas, with BRIAN LANGLEY, SR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRIAN LANGLEY, SR, securing the payment of the indebtednesses in the original principal amount of $129,888.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC 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. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY SUITE 500
FARMERS BRANCH, TX 75234

Margie Allen

MARGIE ALLEN, KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, JAMES DOLENZ, MEGAN RANDLE, AMY JURASEK, REBECCA BOLTON, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA
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 Margie Allen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-26-18 I filed at the office of the JASPER County Clerk and caused to be posted at the JASPER County courthouse this notice of sale.

Margie Allen
Declarants Name: Margie Allen
Date: 3-26-18

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FCTX_NSTS_Sigs.rpt - (03/08/2016) - Ver-45

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION, 2.064 ACRE TRACT, THOMAS W. HART SURVEY, ABSTRACT 169, JASPER COUNTY, TEXAS.

BEING A TRACT OF PARCEL OF LAND CONTAINING 2.064 ACRES OF LAND OUT OF AND A PART OF THE THOMAS W. HART SURVEY, ABSTRACT 169, IN JASPER COUNTY, TEXAS AND BEING OUT AND A PART OF A 30.00 ACRE TRACT AS RECORDED IN VOLUME 91, PAGE 56 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, SAID 2.064 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT AS RECORDED IN VOLUME 435, PAGE 109 OF THE DEED RECORDS OF JASPER COUNTY AND BEING IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS HARDY ROAD, SOUTH 28 DEG. 19 MIN. 58 SEC. EAST, 1029.16 FEET FROM AN AXLE FOUND AT THE NORTHWEST CORNER OF SAID 30.00 ACRE TRACT; THENCE, SOUTH 00 DEG. 28 MIN, 57 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HARDY ROAD FOR A DISTANCE OF 208.94 FEET TO A 1/2- INCH IRON ROD FOUND FOR CORNER; THENCE, SOUTH 89 DEG. 58 MIN. 20 SEC. WEST, (BASIS OF BEARINGS) ALONG THE RESIDUE OF SAID 30.00 ACRE TRACT FOR A DISTANCE OF 201.27 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEG. 15 MIN. 47 SEC. WEST, ALONG THE RESIDUE OF SAID 30.00 ACRE TRACT FOR A DISTANCE OF 252.86 FEET TO A 3/8- INCH IRON ROD FOUND FOR CORNER; THENCE NORTH 00 DEG. 33 MIN. 02 SEC. WEST, ALONG THE RESIDUE OF SAID 30.00 ACRE TRACT FOR A DISTANCE OF 208.33 FEET TO A 1/2- INCH IRON PIPE FOUND FOR CORNER; THENCE, SOUTH 78 DEG. 01 MIN. 32 SEC. EAST, ALONG THE RESIDUE OF SAID 30.00 ACRE TRACT FOR A DISTANCE OF 207.33 FEET TO A 1/2- INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID HARDY ROAD;
THENCE. SOUTH 00 DEG. 02 MIN. 25 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HARDY ROAD FOR A DISTANCE OF 209.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.064 ACRES OF LAND, MORE OR LESS.

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED MAR 26 2018

By _____
DEPUTY

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