603 W HOUSTON STREET
JASPER, TX 75951

00000007764996

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: October 02, 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 October 25, 2011 and recorded in Document VOLUME 923, PAGE 741 real property records of JASPER County, Texas, with KRISTA ADAMS JERNIGAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KRISTA ADAMS JERNIGAN, securing the payment of the indebtednesses in the original principal amount of $273,760.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

Margie Allen

MARGIE ALLEN, KYLE BARCLAY, 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 _____, 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 JASPER County Clerk and caused to be posted at the JASPER County courthouse this notice of sale.

_____

Declarants Name: _____

Date: _____

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED SEP 10 2018

By _____
DEPUTY

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EXHIBIT "A"

BEING 1.451 ACRES OF LAND OUT OF ABSTRACT 2, THE JOHN BEVIL LEAGUE, JASPER COUNTY, TEXAS, AND BEING A PART OF A 16.404 ACRE TRACT CONVEYED BY JOHN POOL, ET AL, TO J. D, O'NEAL, ET A L, BY A DEED DATED DECEMBER 30, 1985, AND RECORDED IN VOLUME 389, PAGE 153 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, SAID 1.451 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF THE ABOVE DESCRIBED 16.404 ACRE TRACT AND EAST, 150.00 FEET FROM THE NORTHWEST CORNER OF THE SAID 16.404 ACRE TRACT, SAID BEGINNING POINT BEING IN THE SOUTH EDGE OF WEST HOUSTON STREET, AN IRON STAKE SET FOR CORNER;

THENCE EAST, WITH THE NORTH LINE OF THE SAID TRACT AND THE SOUTH EDGE OF THE SAID HOUSTON STREET, 252.80 FEET TO THE NORTHWEST CORNER OF A 0.480 ACRE TRACT SURVEYED THIS DAY, AN IRON STAKE SET FOR CORNER;

THENCE SOUTH, SEVERING THE SAID TRACT, 225.00 FEET TO THE SOUTH WEST CORNER OF THE SAID 0.480 ACRE TRACT, AN IRON STAKE SET FOR CORNER;

THENCE SOUTH 78 DEGREES 48' 44" WEST, 257.70 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE NORTH, 275.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.451 ACRES OF LAND.

TRACT TWO

BEING 0.6097 ACRES OF LAND (26,559.53 SQUARE FEET) OUT OF ABSTRACT 2, THE JOHN BEVIL LEAGUE, JASPER COUNTY, TEXAS, AND BEING A PART OF A 16.404 ACRE TRACT CONVEYED BY JOHN POOL, ET AL, TO J.D. O'NEAL, ET AL, BY A DEED DATED DECEMBER 30, 1985 AND RECORDED IN VOLUME 389, PAGE 153 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, SAID 0.6097 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING EAST, 150.00 FEET AND SOUTH, 275.00 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 16.404 ACRE TRACT WHICH IS AT THE INTERSECTION OF THE EAST EDGE OF MARVIN HANCOCK DRIVE WITH THE SOUTH EDGE OF WEST HOUSTON STREET, SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF A 1.451 ACRE TRACT CONVEYED BY J. D. O'NEAL, ET AL, TO KENNETH W. PENNINGTON, ET UX, BY A DEED DATED APRIL 18, 1986 AND RECORDED IN VOLUME 392, PAGE 246 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, AN IRON STAKE FOUND FOR CORNER;

THENCE NORTH 78 DEGREES 48' 44" EAST, 257.70 FEET TO THE SOUTHEAST CORNER OF THE 1.451 ACRE TRACT AND THE SOUTHWEST CORNER OF A 0.480 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;

THENCE EAST, 85.71 FEET TO THE SOUTHEAST CORNER OF THE 0.480 ACRE TRACT IN THE EAST LINE OF THE 16.404 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;

THENCE SOUTH 03 DEGREES 38' 00" WEST, WITH THE SAID LINE, 96.25 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE SOUTH 89 DEGREES 19' 16" WEST, SEVERING THE SAID 16.404 ACRE TRACT, 332.44 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE NORTH, 50.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.6097 ACRES OF LAND .

TRACT THREE:

BEING 0.480 ACRES OF LAND OUT OF ABSTRACT 2, THE JOHN BEVIL LEAGUE, JASPER COUNTY, TEXAS, AND BEING A PART OF A 16.404 ACRE TRACT CONVEYED BY JOHN POOL, ET AL, TO J. D. O'NEAL, ET AL, BY A DEED DATED DECEMBER 30, 1985 AND RECORDED IN VOLUME 389, PAGE 153 OF THE DEED RECORDS OF JASPER COUNTY , TEXAS, SAID 0.480 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF THE ABOVE DESCRIBED 16.404 ACRE TRACT AND THE NORTHWEST CORNER OF THE POPENJAY INVESTMENTS INC. 3.6 ACRE TRACT, AN "X " MARKED IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 03 DEGREES 38' 00" WEST, WITH THE NORTHERLY EAST LINE OF THE 16.404 ACRE TRACT AND THE WEST LINE OF THE 3.6 ACRE TRACT, 225.45 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE WEST, 85.71 FEET TO THE SOUTH EAST CORNER OF A 1.451 ACRE TRACT SURVEYED THIS DAY, AN IRON STAKE SET FOR CORNER;

THENCE NORTH, 225.00 FEET TO THE NORTHEAST CORNER OF THE SAID 1.451 ACRE TRACT IN THE SOUTH EDGE OF WEST HOUSTON STREET AND IN THE NORTH LINE OF THE 16.404 ACRE TRACT, AN IRON STAKE SET FOR CORNER;

THENCE EAST, WITH THE SOUTH EDGE OF WEST HOUSTON STREET, 100.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.480 ACRES OF LAND.