

18-0014FC

12611 STATE HWY 7 EAST  
JOAQUIN, TX 75954

00000007467277

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

FILED FOR RECORD

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, 2 48 please send written notice of the active duty military service to the sender of this notice immediately.

JENNIFER L. FOUNTAIN  
COUNTY CLERK

BY [Signature] DEPUTY

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

Date: July 03, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

**3. Instrument to be Foreclosed.**

The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 09, 2016 and recorded in Document INSTRUMENT NO. 2016001472 real property records of SHELBY County, Texas, with JOHNNIE FRANK LAMBRIGHT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**2. Terms of Sale.** Cash.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHNNIE FRANK LAMBRIGHT, securing the payment of the indebtednesses in the original principal amount of \$94,627.00, 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

[Signature]

SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN ADKINS, EVAN PRESS, SHAWN SCHILLER, DARLENE BOETTCHER, ALLAN JOHNSTON, RONNIE HUBBARD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

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 SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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## EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 1.0150 ACRE SITUATED IN THE SYDNEY O. PENNINGTON SURVEY, ABSTRACT 555 SHELBY COUNTY, TEXAS

BEING 1.0150 ACRE OF LAND SITUATED IN THE SYDNEY O. PENNINGTON SURVEY, ABSTRACT 555, SHELBY COUNTY, TEXAS, AND BEING THE SAME CALLED ONE ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH RETAINED LIFE ESTATE FROM BETTIE JOYCE WEEKS TO JACKIE LEON BROWN, JR., DATED JUNE 6, 2012, AND RECORDED UNDER DOCUMENT NO. 2012003449, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID 1.0150 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP SET FOR THE NORTH CORNER OF SAID CALLED ONE ACRE TRACT AND BEING ALSO THE FORMER NORTH CORNER OF A CALLED 2 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHRISTINE ELIZABETH NELSON TO KIRK QUINCY NELSON, DATED DECEMBER 9, 2011, AND RECORDED UNDER DOCUMENT NO. 2011009989, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, AND BEING THE WEST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM WILLIAM BARNEY MOSS TO CRAIG B. MOSS, DATED JULY 6, 2012, AND RECORDED UNDER DOCUMENT NO. 2012004031, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, AND BEING IN A SOUTHEASTERLY LINE OF A CALLED 17.009 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM LUTHER L. DUNHAM AND WIFE, FANNIE LOU DUNHAM, TO RICHARD PRIDGEN AND WIFE, CAROLYN PRIDGEN, DATED AUGUST 12, 1972, AND RECORDED IN VOLUME 492, PAGE 653, IN THE DEED RECORDS OF SHELBY COUNTY, TEXAS;

THENCE S 39°00'00" E, WITH THE NORTHEASTERLY LINE OF SAID BROWN CALLED ONE ACRE TRACT (CALLED S 28° E, DOCUMENT NO. 2012003449, CALLED N 39° W, DOCUMENT NO. 2012004031), AND WITH THE SOUTHWESTERLY LINE OF SAID MOSS CALLED 1 ACRE TRACT, ALONG A TREE AND VEGETATION LINE, INTERMITTENTLY INTERSECTING THE REMAINS OF AN OLD FENCE LINE, A DISTANCE OF 264.38 FEET (CALLED 260 FEET) TO A 1/2-INCH IRON ROD WITH PLASTIC CAP SET FOR THE EAST CORNER OF SAID BROWN CALLED ONE ACRE TRACT AND THE SOUTH CORNER OF SAID MOSS CALLED 1 ACRE TRACT, AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 7 (BASED ON 120 FOOT RIGHT-OF-WAY);

THENCE S 29°46'12" W, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 7 AS THE SOUTHEASTERLY LINE OF SAID BROWN CALLED ONE ACRE TRACT (CALLED S 28 DEG W), A DISTANCE OF 155.96 FEET (CALLED 147 FEET) TO A 1/2-INCH IRON ROD WITH PLASTIC CAP SET FOR THE SOUTH CORNER OF SAID BROWN CALLED ONE ACRE TRACT;

THENCE N 39°00'00" W, WITH THE SOUTHWESTERLY LINE OF SAID BROWN CALLED ONE ACRE TRACT, A DISTANCE OF 343.88 FEET (CALLED 350 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID BROWN CALLED ONE ACRE TRACT IN THE NORTHWESTERLY LINE OF SAID NELSON CALLED 2 ACRE TRACT AND IN SAID SOUTHEASTERLY LINE OF THE PRIDGEN CALLED 17.009 ACRE TRACT, AND BEING N 60°00'00" E, 152.82 FEET FROM AN AXLE FOUND AT THE WEST CORNER OF SAID CALLED 2 ACRE TRACT;

THENCE N 60°00'00" E, WITH THE NORTHWESTERLY LINE OF SAID BROWN CALLED ONE ACRE TRACT (BASIS OF BEARING ORIENTATION) AND WITH SAID SOUTHEASTERLY LINE OF THE CALLED 17.009 ACRE TRACT, A DISTANCE OF 147.18 FEET (CALLED 147 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.0150 ACRES OF LAND WITHIN THESE CALLS.



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