

**FILED FOR RECORD**

AT: 11:05 o'clock AM

DEC 10 2018

1216 E Commerce St , Henrietta, TX 76365

**SASHA KELTON**  
County Clerk, Clay County, Texas 18-029380

**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: 01/02/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Clay County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2016 and recorded in the real property records of Clay County, TX and is recorded under Clerk's File/Instrument Number 14438 with Jay D. Ray and Amanda Rose Ray (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for The Jacksboro National Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jay D. Ray and Amanda Rose Ray, securing the payment of the indebtedness in the original amount of \$323,000.00, 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.** A TRACT OF LAND IN HENRIETTA, CLAY COUNTY, TEXAS, BEING OUT OF TRACT "A22", AMBROSE CRAIN SURVEY, A-83 AND ALL OF BLOCKS 38 AND 39, CORRECTION PLAT OF HOWETH & ELDRIDGE AND EARLE ADDITIONS, AN ADDITION TO THE CITY OF HENRIETTA, TEXAS AS RECORDED IN VOLUME 1, PAGE 94, CLAY COUNTY PLAT RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS DESCRIPTION AND THE NORTHEAST CORNER OF LOT 1, BULLINGER ADDITION, AN ADDITION TO THE CITY OF HENRIETTA, TEXAS, AS RECORDED IN SLIDE 191-A, CLAY COUNTY PLAT RECORDS, SAID IRON ROD BEARS NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST 97.45 FEET FROM A POINT FOR THE SOUTHWEST CORNER OF BLOCK 22, GRAVES SUBDIVISION, AN ADDITION TO THE CITY OF HENRIETTA, AS RECORDED IN VOLUME 32, PAGE 340, CLAY COUNTY DEED RECORDS, SAID IRON ROD ALSO BEARS NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST 263.49 FEET FROM A POINT FOR THE SOUTHEAST CORNER OF A 17.34 ACRES TRACT DESCRIBED IN VOLUME 156, PAGE 304, CLAY COUNTY DEED RECORDS;

THENCE NORTH 89 DEGREES 15 MINUTES 26 SECONDS WEST 119.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF SAID LOT 1, BULLINGER ADDITION;



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THENCE SOUTH 00 DEGREES 51 MINUTES 38 SECONDS WEST 23.67 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER OF THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 26 MINUTES 22 SECONDS WEST 459.96 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 33 MINUTES 38 SECONDS EAST 690.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS DESCRIPTION AND THE SOUTHEAST CORNER OF SAID BLOCK 38;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 38, NORTH 89 DEGREES 26 MINUTES 22 SECONDS WEST 240.00 FEET TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LUCILLE STREET WITH THE NORTH RIGHT-OF-WAY LINE OF EAST PARK STREET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LUCILLE STREET AND THE WEST LINE OF SAID BLOCKS 38 AND 39, NORTH 00 DEGREES 33 MINUTES 38 SECONDS EAST 566.50 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 52 MINUTES 28 SECONDS EAST 817.44 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE HENRIETTA INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 29 SECONDS WEST 1239.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.80 ACRES OF LAND, MORE OR LESS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 00 DEGREES 27 MINUTES 29 SECONDS WEST FOR THE EAST LINE OF THE SUBJECT TRACT.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Lakeview Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

*Lynne Holiday*

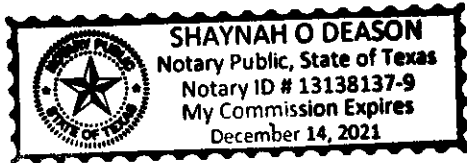
**SUBSTITUTE TRUSTEE**  
Lynne Holiday, Jerry Tiemann  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Wichita

Before me, the undersigned authority, on this day personally appeared Lynne Holiday, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of December, 2018.

*Shaynah O Deason*  
NOTARY PUBLIC in and for



Wichita COUNTY  
My commission expires: 12/14/2021  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is Lynne Holiday, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12/10/18 I filed at the office of the Clay County Clerk and caused to be posted at the Clay County courthouse this notice of sale.

*Lynne Holiday*  
Declarants Name: Lynne Holiday  
Date: 12/10/18