


FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX
19 FEB 21 AM 9:57
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County
Deed of Trust Dated: November 14, 2014
Amount: \$93,000.00
Grantor(s): LARRY DALE MCCAIN

Original Mortgagee: ONE REVERSE MORTGAGE, LLC
Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 2014-14255

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

WHEREAS LARRY DALE MCCAIN is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 7, 2019 under Cause No. 86760 in the 196th Judicial District Court of HUNT County, Texas.

Date of Sale: May 7, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN HARRISON OR RAMIRO CUEVAS, AURRA CAMPOS, IRENE LINDSAY, RONDA TYLER, MERYL OLSEN, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, VANESSA MCHANAY OR CHERYL HARRIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

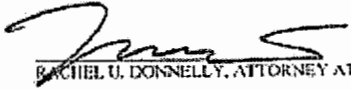
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005299



JONATHAN HARRISON OR RAMIRO CUEVAS, AURRA
CAMPOS, IRENE LINDSAY, RONDA TYLER, MERYL OLSEN,
SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER,
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER,
SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL,
CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE
HUBBARD, DANA KAMIN, LISA BRUNO, VANESSA
MCHANEY OR CHERYL HARRIS
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number(s): 217079

Land Situated: In the City of Quinlan In the County of Hunt In the State of TX

All that certain lot, tract or parcel of land in the City of Quinlan, Texas, situated in the Isaac Hamby Survey, Abstract No. 416, Hunt County, Texas, and being part of those tracts of land conveyed to Thomas and Iva Lee McCain recorded in Volume 635, Page 487 Deed Records, Hunt County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow cap stamped B G & A RPLS 5567 for corner at the intersection of the East line of S. Church Street, a 50 foot Right-of-Way and the North line of E. Laura Avenue, a 50 foot Right-of-Way, said point being the Southwest corner of herein described tract, from which a 1/2 inch iron rod found for witness bears South 08 degrees, 32' 40" West - 50.53 feet:

Thence North 00 degrees, 59' 39" East along the East line of said S. Church Street, a distance of 142.52 feet to a 1/2 inch iron rod set with yellow cap stamped B G & A RPLS 5569 for corner, the Northwest corner of herein described tract:

Thence North 86 degrees 59' 41" East a distance of 224.88 feet to a 1/2 inch iron rod set with yellow cap stamped B G & A RPLS 5569 for corner, the Northeast corner of herein described tract, said point being in the West line of Lot 2, Block C of Jerald Addition to the City of Quinlan as recorded in Volume 105, Page 68, Deed Records, Hunt County, Texas:

Thence South 01 degrees, 25' 42" West along the West line of said Addition a distance of 146.49 feet to a 1/2 inch iron rod set with yellow cap stamped B G & A RPLS 5569 for corner, the Southeast corner of herein described tract and the Southwest corner of said Lot 2, said point being in the North line of said E. Laura Avenue:

Thence West along the North line of said E. Laura Avenue a distance of 229.86 feet to the place of beginning and containing 32,391.734 square feet or 0.744 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 100 E Laura Ave., Quinlan, TX 75474-8719