

FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO. TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HUNT County**

**Deed of Trust Dated:** October 31, 2014

**Amount:** \$200,822.00

**Grantor(s):** REBECCA MYERS and THOMAS GALIANO

**Original Mortgagee:** NATIONS DIRECT MORTGAGE, LLC

**Current Mortgagee:** NATIONS DIRECT MORTGAGE, LLC

**Mortgagee Address:** NATIONS DIRECT MORTGAGE, LLC, 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**Recording Information:** Document No. 2014-13599

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

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DEPUTY

**Date of Sale:** May 3, 2022 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, AURORA CAMPOS, 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, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON 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.**

*Anthony Adams Garcia*

Anthony Adams Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2017-000105

*Randy Daniel*

c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 11<sup>th</sup> Floor  
Irvine, CA 92602

**EXHIBIT "A"**

All that certain lot, tract or parcel of land situated in the J.S. IRVINE SURVEY, ABSTRACT NO. 535, Hunt County, Texas, and being a part of Lot 1, OPPORTUNITY HILL ESTATES, an Addition to Hunt County, Texas, according to the Plat thereof recorded in Volume 408, Page 1005 and filed in Cabinet D, Slide 344 of the Plat Records of Hunt County, Texas, and also being a part of a 5.062 acres tract of land as described in a Trustee's Deed to Mary E. Morrison, dated January 5, 2005 and being recorded in Volume 1260, Page 325 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Northwest right-of-way line of State Highway 34, said point being S. 37 deg. 51 min. 53 sec. W., 236.58 feet from a 3" fence corner post found at the East corner of said Lot 1 and said 5.062 acres tract;

**THENCE** S. 37 deg. 51 min. 53 sec. W. along said right-of-way line, at 303.42 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner and continuing for a total distance of 328.42 feet to a point in the center of County Road 2308 (50' road easement per plat);

**THENCE** N. 44 deg. 44 min. 47 sec. W. along the center of said road, a distance of 375.32 feet to a point for corner at the West most corner of said 5.062 acres tract;

**THENCE** N. 45 deg. 26 min. 48 sec. E., at 27.73 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 328.28 feet to a 3/8" iron rod found for corner;

**THENCE** S. 44 deg. 18 min. 00 sec. E. a distance of 331.99 feet to the POINT OF BEGINNING and containing 2.65 acres of land, of which 0.21 acres lies within County Road 2308.