

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/5/2004

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR BSM FINANCIAL, L.P. DBA BROKERSOURCE,
ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 436
Page: 0742
Instrument No: 00680

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
KELLEY MCLAUGHLIN A MARRIED PERSON,
AND TAMERA MCLAUGHLIN SIGNING PRO
FORMA TO PERFECT LIEN
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
RAINS

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

FILED FOR RECORD
2019 DEC 30 PM 2:30
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY TEXAS
B. Steve M. Fletcher

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

Date of Sale: 3/3/2020

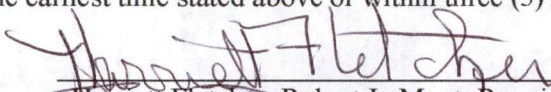
Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: Rains County Courthouse, 167 E. Quitman Street, Emory, TX 75440 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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


Harriett Fletcher Robert LaMont, Ronnie Hubbard, 12-30-19
Sheryl LaMont, Allan Johnston, Ramiro Cuevas,
Aurora Campos, Jonathan Harrison, Shawn Schiller,
Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana
Kamin, Lisa Bruno, Sue Spasic or Zoran W. Spasic
or Robert LaMont, Shannah Howle or Jon Murphy
Howle
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

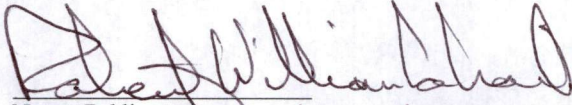
service to the sender of this notice immediately.

MH File Number: TX-19-73266-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF GRESS §

Before me, the undersigned Notary Public, on this day personally appeared Harriett Fletcher as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of December, 2019.


Notary Public Robert William Lamont
Signature

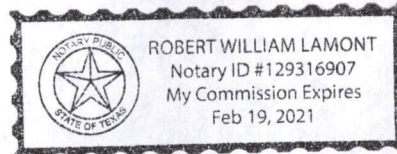


EXHIBIT "A"

Being a 0.349 acre tract and being all that certain lot, tract or parcel of land situated in the M. TOLLETT SURVEY, ABSTRACT NO. 229, Rains County, Texas, and being all of Lot Numbers ONE HUNDRED THIRTY-FIVE (135) AND ONE HUNDRED THIRTY-SEVEN (137), OF RABB ESTATES, an addition to the City of East Tawakoni, according to the revised plat thereof recorded in Volume 140, Page 577, Rains County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Lot 135 and the southwest corner of Lot 133 and on the east line of Elm Lane, for a corner;

THENCE South 89 degrees 43 minutes 53 seconds East along the north line of said Lot 135 and the south line of said Lot 133 a distance of 101.86 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 135, the southeast corner of said Lot 133, and the southwest corner of Lot 134, and the northwest corner of Lot 136, for a corner;

THENCE South 00 degrees 19 minutes 30 seconds West along the east lines of said Lot 135 and 137 and the west lines of said Lot 136 and Lot 138 a distance of 150.02 feet to a 1/2 inch iron rod set at the southeast corner of said Lot 137, the southwest corner of said Lot 138, the northwest corner of Lot 140 and the northeast corner of Lot 139, for a corner;

THENCE North 89 degrees 56 minutes 31 seconds West along the south line of said Lot 137 and the north line of said Lot 139 a distance of 100.48 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 137 and the northwest corner of said Lot 139 and on the east line of said Elm Lane, for a corner;

THENCE North 00 degrees 12 minutes 00 seconds West along the west line of said Lots 137 and 135 and the east line of said Elm Lane a distance of 150.40 feet to the POINT OF BEGINNING and containing 0.349 acres of land, also being known as 141 Elm Lane.

NOTE: Basis of Bearing is the plat of Rabb Estates Addition (140/577 R.C.D.R.)