

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: February 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 18, 2011 and recorded in Document VOLUME 534, PAGE 0593 real property records of RAINS County, Texas, with SANDRA REYNOLDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANDRA REYNOLDS, securing the payment of the indebtednesses in the original principal amount of \$202,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

BY LINDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS

2019 JAN 15 PM 4:34

FILED FOR RECORD



1101 RS COUNTY ROAD 1495
EMORY, TX 75440

0000007722432
Date of Sale: 02/05/2019

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

EXHIBIT 'A'

BEING A 16.772 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN YANCEY SURVEY, ABSTRACT NO. 284, RAINS COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.68 ACRE TRACT DESCRIBED IN A DEED FROM JEFFREY REYNOLDS TO SANDRA REYNOLDS AS RECORDED IN VOLUME 515, PAGE 740, RAINS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 72.15 ACRE TRACT DESCRIBED IN A DEED TO COOK AS RECORDED IN VOLUME 380, PAGE 869, R.C.R.R., AT THE NORTHWEST CORNER OF SAID 17.68 ACRE TRACT FOR A CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 59.482 ACRE TRACT (WRIGHT, 521/175, R.C.O.P.R.);

THENCE S 89 DEGREES 55'34" E ALONG THE NORTH LINE OF SAID 17.68 ACRE TRACT AND THE SOUTH LINE OF SAID 59.482 ACRE TRACT, PASSING A 3 INCH DIAMETER FENCE CORNER POST FOUND, FOR A REFERENCE, AT A DISTANCE OF 3279.31 FEET AND CONTINUING A TOTAL DISTANCE OF 3293.47 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD NO. 1495, AT THE NORTHEAST CORNER OF SAID 17.68 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 1112 ACRE TRACT (SISK, 345/758, R.C.R.R.), FOR A CORNER;

THENCE S 06 DEGREES 17'35" W ALONG THE CENTERLINE OF SAID COUNTY ROAD AND THE EAST LINE OF SAID 17.68 ACRE TRACT AND THE WEST LINE OF SAID 1 1/2 ACRE TRACT A DISTANCE OF 37.29 FEET TO A POINT, FOR AN ANGLE CORNER:

THENCE S 13 DEGREES 32'13" W CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD AND THE EAST LINE OF SAID 17.68 ACRE TRACT AND THE WEST LINE OF SAID 1 1/2 ACRE TRACT A DISTANCE OF 186.10 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 17.68 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 1 1/2 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 2.302 ACRE TRACT (KNIGHT, 500/190, R.C.O.P.R.), AND THE NORTHEAST CORNER OF A CALLED 16.744 ACRE TRACT (GABY, 461/716, R.C.O.P.R.), FOR A CORNER;

THENCE S 89 DEGREES 58'03" W ALONG THE SOUTH LINE OF SAID 17.68 ACRE TRACT AND THE NORTH LINE OF SAID 16.744 ACRE TRACT A DISTANCE OF 956.55 FEET TO AN AXLE FOUND AT AN INSIDE CORNER OF SAID 17.68 ACRE TRACT AND SAID 16.744 ACRE TRACT, FOR A CORNER;

THENCE S 00 DEGREES 41'20" E CONTINUING ALONG THE SOUTH LINE OF SAID 17.68 ACRE TRACT AND THE NORTH LINE OF SAID 16.744 ACRE TRACT A DISTANCE OF 3.88 FEET TO A 3/4 INCH IRON ROD FOUND AT AN INSIDE CORNER OF SAID 17.68 ACRE TRACT AND AN INSIDE CORNER OF SAID 16.744 ACRE TRACT, FOR A CORNER;

THENCE S 89 DEGREES 59'31" W (DIRECTIONAL CONTROL LINE) CONTINUING THE SOUTH LINE OF SAID 17.68 ACRE TRACT AND THE NORTH LINE OF SAID 16.744 ACRE TRACT A DISTANCE OF 2286.07 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID 72.15 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 17.68 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 16.744 ACRE TRACT, FOR A CORNER;

THENCE N 00 DEGREES 49'17" W ALONG THE WEST LINE OF SAID 17.68 ACRE TRACT AND THE EAST LINE OF SAID 72.15 ACRE TRACT A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.772 ACRES OF LAND, MORE OR LESS, ALSO BEING KNOWN AS 1101 RS CR 1495, EMORY, TEXAS 75440.