

SELECT PORTFOLIO SERVICING, INC. (SPS)
ANDERSON, MICHAEL W. AND PATSY R.
2414 HWY 19 NORTH. EMORY, TX 75440

CONVENTIONAL
Firm File Number: 19-032008

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 17, 2005, MICHAEL W. ANDERSON AND PATSY R. ANDERSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MONICA S. THOMPSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CONCORD ACCEPTANCE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of RAINES COUNTY, TX and is recorded under Clerk's File/Instrument Number 00632 Volume 453, Page 6424, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Raines** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Rains, State of Texas:

BEING A 4.720 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND SITUATED IN THE G.W. RITTER SURVEY, ABSTRACT NO. 189, RAINES COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.732 ACRE TRACT DESCRIBED IN A DEED FROM JERRY L. MCCOLLUM ET UX, FAY MCCOLLUM TO KELLY WAYNE ROBBINS ET UX, DONNA LYNN ROBBINS AS RECORDED IN VOLUME 295, PAGE 213, RAINES COUNTY REAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2414 HWY 19 NORTH
EMORY, TX 75440
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: LEGACY MORTGAGE ASSET TRUST 2017-GS2
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Shannah Howle, Jon
Murphy Howle, Sue Spasic or Zoran W. Spasic
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

2019 APR 25 AM 11:13
FILED FOR RECORD
LINDA W. LITTLE
COUNTY CLERK
RAINES COUNTY
TEXAS
SALT LAKE CITY

EXHIBIT "A"

BEING a 4.720 acre tract and being all that certain lot, tract or parcel of land situated in the G. W. Ritter Survey, Abstract No. 189, Rains County, Texas, and being all of a called 4.732 acre tract described in a deed from Jerry L. McCollum et ux, Fay McCollum to Kelly Wayne Robbins et ux, Donna Lynn Robbins as recorded in Volume 295, Page 213, Rains County Real Records, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the northeast corner of said 4.732 acre tract and the northwest corner of a called 26.157 acre tract described in a deed to Cole as recorded in Volume 411, Page 186, R.C.R.R., and on the south line of a tract described as Tract No. One in a deed to Knight as recorded in Volume 286, Page 112, R.C.R.R., for a corner;

THENCE S 00° 00' 00" E (Directional Control Line) along the east line of said 4.732 acre tract and the westerly most west line of said 26.157 acre tract a distance of 740.22 feet to a 3/8 inch iron rod found at the southeast corner of said 4.732 acre tract and the northeast corner of a called 2.137 acre tract described as Second Tract in a deed to Shumate as recorded in Volume 205, Page 381, R.C.D.R., for a corner;

THENCE S 88° 08' 54" W along the south line of said 4.732 acre tract and the north lines of said 2.137 acre tract, a called 0.033 acre tract described in a deed to Culberson as recorded in Volume 412, Page 770, R. C. R. R., and a called 0.467 acre tract described in a deed to Culberson as recorded in Volume 411, Page 574, R.C.R.R., a distance of 363.60 feet to a 3/8 inch iron rod found at the southwest corner of said 4.732 acre tract and the northwest corner of said 0.467 acre tract and on the east line of State Highway No. 19, for a corner;

THENCE N 13° 05' 00" E along the west line of said 4.732 acre tract and the east line of said State Highway No. 19 a distance of 773.86 feet to a 3/8 inch iron rod found at the northwest corner of said 4.732 acre tract and the southwest corner of said Knight tract, for a corner;

THENCE S 89° 27' 12" E along the north line of said 4.732 acre tract and the south line of said Knight tract a distance of 188.24 feet to the POINT OF BEGINNING and containing 4.720 acres of land.

NOTE: Basis of Bearing is the east line of said 4.732 acre tract (295/213 R.C.R.R.)

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, Registered Professional Land Surveyor No. 4915 dated February 17, 2005.