

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: May 27, 1993	Original Mortgagor/Grantor: KENNETH R. MC GINNES AND BETH A. MC GINNES
Original Beneficiary / Mortgagee: ICM MORTGAGE CORPORATION	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: n/a Page: n/a Instrument No: 9322027	Property County: GALVESTON
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$71,000.00, executed by BETH A MCGINNES AND KENNETH R MCGINNES, DECEASED and payable to the order of Lender.

Property Address/Mailing Address: 6303 MCGINNES RD, SANTA FE, TX 77517

Legal Description of Property to be Sold: ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN GALVESTON COUNTY, TEXAS, TO-WIT:

BEING A TRACT OF LAND OUT OF OUTLOT 412 OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 113, PAGE 9 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON, COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 10.00 FEET AND WEST 511.29 FEET FROM THE NORTHEAST CORNER OF SAID OUTLOT 412;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID OUTLOT 412, A DISTANCE OF 208.71 FEET TO A POINT FOR CORNER;

THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID OUTLOT 412, A DISTANCE OF 208.71 FEET TO A POINT FOR CORNER ON THE EAST LINE OF MC GINNIS ROAD;

THENCE NORTH ALONG THE EAST LINE OF MC GINNIS ROAD, A DISTANT OF 208.71 FEET TO A POINT FOR CORNER;



THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID OUTLOT 412, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

TAX ID: 350816.

Date of Sale: March 3, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Galveston County Courthouse, 722 Moody, Galveston, TX 77550

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry whose address is 1 Mauchly Irvine, CA 92618 OR Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry whose address is 1 Mauchly Irvine, CA 92618 OR Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry whose address is 1 Mauchly Irvine, CA 92618 OR Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry OR Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

FILED

Instrument Number: *FILED2020000003*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 01/02/2020 10:06AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*