

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated May 16, 2016 and recorded on May 18, 2016 as Instrument Number 2016-65656 in the real property records of COOKE County, Texas, which contains a power of sale.

Sale Information: April 07, 2020, at 10:00 AM, or not later than three hours thereafter, at the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DANIELLE L. MCDOUGALL AND JAMES S. MCDOUGALL secures the repayment of a Note dated May 16, 2016 in the amount of \$135,500.00. BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is c/o Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, is the current mortgagee of the Deed of Trust and Note and Bayview Loan Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FILED FOR RECORD

20 MAR 12 PM 12: 35

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY



4721471

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Shelley Ortolani, Mary Mancuso, Francesca Ortolani, Michele Hreha
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COOKE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

MCDUGALL
Loan Number: 2079849
MIN:100670800020798492

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES STEWART SURVEY ABSTRACT 959, AND THE JT BERRY SURVEY ABSTRACT 193, COOKE COUNTY, TEXAS BEING PART OF TRACT TWO, TRACT FIVE, AND TRACT SIX DESCRIBED IN A DEED TO W. R. O' GORMAN, RUTH O' GORMAN, AND MARK Q'GORMAN CO- TRUSTEES RECORDED IN VOLUME 1176, PAGE 399 OF THE COOKE COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET STEEL PIN IN COUNTY ROAD 128 ON THE SOUTH LINE OF SAID TRACT SIX, AT A POINT 89 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 1034.54 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT SIX;

THENCE NORTH 22 DEGREES 04 MINUTES 45 SECONDS WEST, PASSING A SET STEEL PIN IN A FENCE ON THE NORTH LINE OF SAID COUNTY ROAD 128, AND CONTINUING A TOTAL OF DISTANCE OF 829.37 FEET TO A SET STEEL PIN;

THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, PASSING THE EAST LINE OF SAID STEWART SURVEY COMMON TO THE WEST LINE SAID BERRY SURVEY AND CONTINUING A TOTAL DISTANCE OF 352.70 FEET TO A SET STEEL PIN;

THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST PASSING A SET STEEL PIN IN A FENCE ON SAID NORTH LINE OF SAID COUNTY ROAD 128, CONTINUING A TOTAL DISTANCE OF 826.26 FEET TO A SET: STEEL PIN IN SAID ROAD;

THENCE WEST IN SAID COUNTY ROAD 128, A DISTANCE OF 210.94 FEET TO A FOUND STEEL PIN AT THE SOUTHWEST CORNER OF SAID BERRY SURVEY COMMON TO THE SOUTHEAST CORNER OF SAID STEWART SURVEY, COMMON TO THE NORTHWEST CORNER OF THE G. C WRIGHT SURVEY ABSTRACT 1463, COMMON TO THE NORTHEAST CORNER OF THE J. G MARTIN SURVEY ABSTRACT 728, AT THE INTERSECTION OF COUNTY ROAD 128 AND COUNTY ROAD 119

THENCE SOUTH 89 DEGREES 29 MINUTES 09 SECONDS WEST, NEAR THE SOUTH LINE OF SAID COUNTY ROAD 128, A DISTANCE OF 141.75 FEET TO THE POINT OF BEGINNING CONTAINING 6.70 ACRES OF LAND OF WHICH APPROXIMATELY 4.02 ACRES IS IN SAID BERRY SURVEY, AND APPROXIMATELY 2.68 ACRES IS IN SAID STEWART SURVEY.

GV235-00027MUX (01/10)

