

SELECT PORTFOLIO SERVICING, INC. (SPS)  
MCDANIEL, LARRY AND NANCY  
128 COUNTY ROAD 407 A, LOTT, TX 76656

CONVENTIONAL  
Firm File Number: 16-026591

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 22, 2006, LARRY C MCDANIEL AND WIFE, NANCY J. MCDANIEL, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FALLS COUNTY, TX and is recorded under Volume 195, Page 390, 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, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Falls 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 Falls, State of Texas:

SEE EXHIBIT A

Property Address: 128 COUNTY ROAD 407 A  
LOTT, TX 76656  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.



SUBSTITUTE TRUSTEE

Kevin Key, Jay Jacobs, Tim Lewis, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Donna Stockman or David Stockman

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.**

FILED 11:20 AM

JUN 27 2019

LINDA WATKINS  
CO. CLK. FALLS CO.

Those two certain lots, tracts or parcels of land lying and being situated in Falls County, Texas, and more particularly designated and described as follows, to-wit:

**FIRST TRACT:** All that certain tract of 0.883 acres of land in Falls County, Texas, on East edge of the City of Lott, Texas, out of the Wm. Gilmore Survey and being part of Block 238 in the City of Lott, Texas, according to the plat of said City of Lott found of record in Volume 5, Page 145, Falls County Deed Records, said 0.883 acres of land being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a stake for the NE corner of Block No. 238 of the City of Lott, Texas, being at the intersection of the South line of Elm Street with the West line of Carter Street;

**THENCE** S.  $37^{\circ} 45'$  W. 191.3 ft. along the South line of Elm Street to an iron stake for the NW corner of this tract;

**THENCE** S.  $52^{\circ} 15'$  E 300.0 ft. to an iron stake for corner;

**THENCE** N  $37^{\circ} 45'$  E 65.2 ft. to a stake for the SE corner of Block No. 238, being a point in the West line of Carter Street, which is not open;

**THENCE** N  $29^{\circ} 37'$  W 325.4 ft. along the West line of Carter Street to the place of beginning, containing 0.883 acres of land, more or less.

**SECOND TRACT:** All that certain tract of 3.30 acres of land in Falls County, Texas, on the East edge of the City of Lott, Texas, out of the Wm. Gilmore Survey and being part of a 11.33 acre tract now owned by J. D. McCreary and more particularly described in Volume 20, Page 68, Falls County Deed Records, said 3.30 acres being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a stake for the NW corner of said 11.33 acre tract being at the intersection of the East line of Carter Street with the South line of Elm Street, also being N.  $37^{\circ} 45'$  E, 65.1 ft. from the NE corner of Block No. 238 according to the plat of City of Lott found of record in Volume 5, Page 145, Falls County Deed Records;

**THENCE** S.  $29^{\circ} 27'$  E. 325.4 ft. along the East line of Carter Street and the West line of the McCreary 11.33 acre tract to a stake for corner;

**THENCE** N.  $37^{\circ} 45'$  E 481.2 ft. to an iron pin for corner in center of county road and East line Gilmore survey and East line McCreary 11.33-acre tract;

**THENCE** N.  $30^{\circ} 00'$  W. 325.4 ft. along the East line of Gilmore survey and East line of said 11.33 acre tract and center of county road to an iron pin for the NE corner of said 11.33 acre tract;

**THENCE** S.  $37^{\circ} 45'$  W. 478.3 ft. along the South line of Elm Street and North line of said 11.33 acre tract to the place of beginning, containing 3.30 acres of land, more or less, in accordance with survey of the foregoing tracts by Ernest Fletes III, Registered Public Surveyor, under date of June 11, 1968; and being the same property described and conveyed in the deed from J. D. McCreary and wife, Gladys McCreary to Harold L. Schwake and wife, Wanda M. Schwake, dated June 12, 1968, and of record in Vol. 274, Page 635, Deed Records of Falls County, Texas, to which and the record thereof reference is here made for all pertinent purposes.