

C&S No. 44-14-0574 / Reverse Mortgage / No
Reverse Mortgage Solutions, Inc.

2014-74
FILED FOR RECORD
AT 10:26 CLOCK

MAY 12 2014

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
DEPUTY

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: August 17, 2007

Grantor(s): Precious McNeal, unmarried

Original Trustee: Robert K. Fowler

Original Mortgagee: Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.

Recording Information: Clerk's File No. 00008643, in the Official Public Records of NAVARRO County, Texas.

Current Mortgagee: The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013

Mortgage Servicer: Reverse Mortgage Solutions, Inc., National Association whose address is C/O 2727 Spring Creek Dr. Spring, TX 77373 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 06/03/2014 **Earliest Time Sale Will Begin:** 11:00 AM

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.

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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING A TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING PART OF THE C.W. PETERS SURVEY ABSTRACT 899, AND BEING A PART OF TRACT NO. 6 OF HIGH MEADOWS ESTATE SUBDIVISION, A SUBDIVISION IN NAVARRO COUNTY AS RECORDED IN VOLUME 4 PAGE 69 OF THE MAP RECORDS OF NAVARRO COUNTY AND BEING THAT TRACT OF LAND CONVEYED TO LEE D. MCNEAL, ET UX, BY DEED RECORDED VOLUME 1344 PAGE 512 OF THE DEED RECORDS OF NAVARRO COUNTY, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

MANUFACTURED HOME
YEAR / MAKE / MODEL: 1991 / FLEETWOOD / GREEN HILL
LABEL: TEX0451696/7
SERIAL NO.: TXFLM12A/B14257GH
SIZE: 28.0 X 64.0

Place of Sale of Property:
The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200

Randy Daniel
Randy Daniel, Cindy Daniel, Jim O'Bryant, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039



EXHIBIT A

SCHEDULE "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING PART OF THE C.W. PETERS SURVEY ABSTRACT 899, AND BEING PART OF TRACT NO. 6 OF HIGH MEADOWS ESTATE SUBDIVISION, A SUBDIVISION IN NAVARRO COUNTY AS RECORDED IN VOLUME 4 PAGE 69 OF THE MAP RECORDS OF NAVARRO COUNTY AND BEING THAT TRACT OF LAND CONVEYED TO LEE D. MCNEAL, ET UX, BY DEED RECORDED I VOLUME 1344 PAGE 512 OF THE DEED RECORDS OF NAVARRO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT A SPIKE SET IN THE CENTER OF COUNTY ROAD NW 1020 AT THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 6 SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT NO. 7 IN SAID HIGH MEADOW ESTATE SUBDIVISION;

THENCE SOUTH 60 DEGREES 33' 38" WEST (SOUTH 60 DEGREES WEST, PLAT) ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 6 AND THE NORTHERLY LINE OF SAID TRACT NO. 7 A DISTANCE OF 1036.67 FEET TO A POINT FOR CORNER AT A 1/2" IRON ROD SET;

THENCE NORTH 30 DEGREES 00' WEST (RECORD BEARING) ALONG WESTERLY LINE OF SAID TRACT NO. 6 AND THE EASTERLY LINE OF TRACT NO. 3 AND 4 IN SAID SUBDIVISION A DISTANCE OF 218.5 FEET TO A POINT FOR CORNER AT A 1/2" IRON ROD SET;

THENCE NORTH 60 DEGREES 33' 38" EAST (NORTH 60 DEGREES EAST, PLAT) ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO RALPH RICHARDS, ET UX, BY DEED RECORDED IN VOLUME 1285 PAGE 174 OF THE DEED RECORDS OF NAVARRO COUNTY A DISTANCE OF 1036.67 TO A POINT FOR CORNER AT A SPIKE SET IN THE CENTER OF COUNTY ROAD NW 1020;

THENCE SOUTH 30 DEGREES 00' EAST ALONG THE CENTER OF COUNTY ROAD NW 1020 A DISTANCE OF 218.5 TO THE PLACE OF BEGINNING AND CONTAINING 5.1998 ACRES.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS R74307; SOURCE OF TITLE IS BOOK 1344 PAGE 512. (RECORDED 07-11-1996).

44-14-0574

MCNEAL, PRECIOUS