

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/31/2009

Grantor(s)/Mortgagor(s):
MATTHEW KYLE KNIGHT, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN SQUARE MORTGAGE & INVESTMENTS, INC., A GEORGIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

FILED FOR RECORD
AT 10:57 O'CLOCK A M

Recorded in:
Volume: 0307
Page: 313
Instrument No: 092404

Property County:
SABINE

JUN 20 2019
Jauice McDaniel
Clerk, County Court, Sabine County
By [Signature] DEPUTY

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE ATTACHED - EXHIBIT "A"

Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Sabine County Courthouse, 201 Main Street, Hemphill, TX 75948 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

Sheryl LaMont 06-20-19
Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Stephanie Kohler, Catrena Ward, Mariel Marroquin, David Sims, Allan Johnston or Ronnie Hubbard
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-72926-POS
Loan Type: FHA

Texas Trustee

EXHIBIT "A"

LEGAL DESSCRIPTION

BEING 0.54 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF ABSTRACT 51 AURELIA RUSSELL LEAGUE, SABINE COUNTY, TEXAS, AND BEING A PART OF A 7.83 ACRE TRACT DESCRIBED IN A DEED FROM K. P. MCDANIEL ET UX KATHRYN, ALTA MCDANIEL SIKES ET VIR H. F., EFFIE MCDANIEL BERRYMAN ET VIR A.A., HOWARD DICK GRIFFIN ET UX CLARA, JERRY B. MCDANIEL ET UX YVONNE AND PATSEY MCDANIEL POLLY ET VIR ROBERT V., GRANTORS TO BAIT L. BARRETT ET UX EDNA. AND ROY F. WOODS ET UX AIM, GRANTEES, DATED OCTOBER 24, 1976, AND RECORDED IN THE DEED OF RECORDS SABINE COUNTY, VOLUME 145, PAGES 254-267, SAID 0.54 OF AN ACRE BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST EDGE OF PINE CONE LANE OF THE SPRING HILLS DEVELOPMENT SUBDIVISION AND IN THE NORTHERLY EAST LINE OF SAID 7.83 ACRE TRACT AND 34.79 FEET S 25 DEG. 40 MIN. E FROM ITS NORTH CORNER, AN IRON BAR FOR CORNER.

THENCE S 25 DEG. 40 MIN. E WITH SAID EDGE OF PINE CONE LANE AND THE EAST LINE OF 7.83 ACRE TRACT, AT 224.0 FEET AND IRON BAR FOR CORNER.

THENCE S 61 DEG. 30 MIN. W - 78-21 FEET TO AN IRON BAR FOR CORNER.

THENCE S 82 DEG. 06 SEC. W - 91.50 FEET TO AN IRON BAR FOR CORNER IN THE EASE EDGE OF THE HEMPHILL-FAIRDALE GRADED ROAD.

THENCE WITH SAID ROAD AS FOLLOWS: N 4 DEG. 17 MIN. W - 45.0 FEET; N 2 DEG. 48 MIN. E - 46.0 FEET; N 10 DEG. 42 MIN E - 46.0 FEET; N 25 DEG. 28 MIN. - 127.2 FEET TO THE PLACE OF BEGINNING.