

**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.

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

**Property County:**  
SABINE

**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:** 12/3/2019


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

**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):*

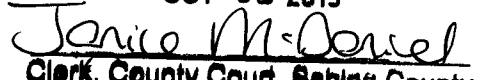

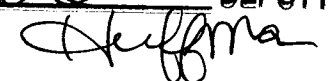
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military

  
Sheryl LaMont, Robert LaMont, Ronnie Hubbard, 10-03-19  
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 Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

service to the sender of this notice immediately.

FILED FOR RECORD  
AT 1:45 O'CLOCK P M

OCT 03 2019

  
Janice McDowell  
Clerk, County Court, Sabine County  
By  DEPUTY  


**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.