



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2022 MAR 14 PM 2: 18  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY Bemy DEPUTY

**Deed of Trust ("Deed of Trust"):**

**Dated:** January 15, 2015  
**Grantor:** Joel Ellis and Shannon Ellis  
**Original Trustee:** Matthew D. Mattauer  
**Lender:** Christopher Scott Morgan and Jennifer D'Hazel Morgan

**Recorded in :** Recorded in Document Number 2015000152, Official Public Records, Shelby County, Texas and in Correction Instrument recorded in Document Number 2015000430, Official Public Records, Shelby County, Texas.

**Legal Description:** The real property described in Exhibit A, attached hereto and made a part hereof, together with the 76' x 15' Colonial manufactured home attached thereto, bearing Label No. NTA1181027, the title to which was surrendered and elected as real property in Document No. 2009008426, Official Public Records, Shelby County, Texas.

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$54,000.00, executed by Joel Ellis and Shannon Ellis ("Borrower") and payable to the order of Lender.

**Property:** The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.

**Substitute Trustee:** Laura Butler Rowe  
**Substitute Trustee's Mailing Address:** 1400 Tenaha St, Suite A, Center, Texas 75935

**Foreclosure Sale:**  
**Date and Time of Substitute Trustee's Sale of Property:**

Date: 04/05/2022

Time: 01:00 PM

Place: Front steps of the Shelby County Courthouse located at 200 San Augustine St., Center, Texas 75935

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

### NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

### SUBSTITUTE TRUSTEE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 LENDER.**

### RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law.

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of March 14, 2022.

  
Christopher Scott Morgan

After recording, please return original to:

Jones Property Law, PLLC  
1910 Pacific Avenue, Suite 6030  
Dallas, Texas 75201

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF SHELBY**

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This instrument was acknowledged before me on March 14, 2022, by Christopher Scott Morgan.



  
Notary Public, State of Texas

EXHIBIT "A"

BEING 4.477 acres of land, more or less, on the ANN GRAY SURVEY, A-241, Shelby County, Texas, and being the land described in Warranty Deed from James McGown and wife, Sherry McGown to Tim Van Der Schaaf and wife, Sherri Van Der Schaaf, dated May 30, 1997, recorded in Vol. 823, Page 807, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a 1 inch iron pipe on or near the South or South East line of the Ann Gray Survey, the same being the SWC of the 14.477 acre tract of which this tract is a part, an 8 inch black jack mkd. X, hack above and below, brs. S. 44 W. 3.7 vrs., a 4 inch Red Oak mkd. X, hack above and below, brs. S. 8 E. 4.7 vrs. and a 6 inch pine mkd. X, hack above and below, brs. N. 5 E. 2.0 vrs.;

THENCE N. 58° 42' E. 95.47 vrs. along or near the South or South East line of the said Ann Gray Survey to stake for corner;

THENCE N. 33° 23' W. 264.72 vrs. to stake for corner on the NBL of the 14.477 acre tract of which this tract is a part;

THENCE S. 58° 42' W. 95.47 vrs. with the NBL of said 14.477 acre tract to a 1 inch iron pipe for corner; the same being the NWC of the 14.477 acre tract of which this tract is a part at the NEC of a 7.239 acre tract from which corner a 10 inch pine mkd. X, hack above and below, brs. N. 15° E. 4.7 vrs. and a 10 inch pine mkd. X, hack above and below, brs. S. 65 E. 5.6 vrs.;

THENCE S. 33° 23' E. 264.72 vrs. along the East line of said 7.239 acre tract to the place of beginning, containing 4.477 acres of land, more or less.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Jennifer L. Fountain*

Jennifer L. Fountain, County Clerk  
Shelby County Texas

March 14, 2022 02:13:00 PM

CHESNEEBERR FEE: \$38.00      **2022001436**  
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