

Our File Number: 17-07623

Name: COLTON SLADE MCKNIGHT, A SINGLE MAN

17-0018 FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 23, 2016, COLTON SLADE MCKNIGHT, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to BRETT M SHANKS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CONSUMER REAL ESTATE FINANCE CO., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016000967, in the DEED OF TRUST OR REAL PROPERTY records of SHELBY COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, AUGUST 1, 2017, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in SHELBY COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED ABOUT 12.5 MILES NORTHWEST OF THE CITY OF CENTER, SHELBY COUNTY, TEXAS ON THE JOSEPH BURNS SURVEY, A-38, AND BEING THE SAME TRACT DESCRIBED AS A 4 ACRE TRACT IN A CONVEYANCE FROM CLIFFORD E. FLOURNOY, ET AL TO PAUL E. FLOURNOY AND WIFE, MILDRED J. FLOURNOY, DATED NOVEMBER 8, 1986, RECORDED IN VOL. 670, PG. 25 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 2285 FM 1645
TIMPSON, TX 75975

Mortgage Servicer: ROUNDPOINT MORTGAGE SERVICING CORPORATION

Noteholder: FIRST GUARANTY MORTGAGE CORPORATION
5016 PARKWAY PLAZA BLVD, SUITE 200
CHARLOTTE, NC 28217

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND this 10 day of July, 2017.

Robert Lamont, Harriett Fletcher, David Sims, Sheryl LaMont, Sharon St. Pierre, Doug Woodard, Amy Bowman, Julian Perrine, Reid Ruple, Kristie Alvarez, Allan Johnston, Shawn Schiller, Kathleen Adkins, Darlene Boettcher, Ronnie Hubbard, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD
At 12:58 o'clock P M

JUL 10 2017

JENNIFER L. FOUNTAIN, County Clerk
Shelby County, Texas

Deputy

EXHIBIT A

TRACT NO. 1
4.046 acre tract

All that certain tract or parcel of land lying and being situated about 12.5 miles northwest of the City of Center, Shelby County, Texas on the JOSEPH BURNS SURVEY, A-38, and being the same tract described as a 4 acre tract in a conveyance from Clifford E. Flournoy, et al to Paul E. Flournoy and wife, Mildred J. Flournoy, dated November 8, 1986, recorded in Vol. 670, Pg. 25 of the Deed Records of Shelby County, Texas, and more particularly described as follows:

BEGINNING at a point for corner in the centerline of FM 1645 from which a ½" iron rod set for witness bears S89°30'03"E, 40.00 feet, said beginning corner being the northwest corner of the 4 acre tract and on the west boundary line of a 13 acre tract described as Fourth Tract in a conveyance from Quoquese Smith, et al to Henry Dalton Flournoy, dated December 18, 1958, recorded in Vol. 373, Pg. 557 of the Deed Records of Shelby County, Texas of which this tract herein described is a part, said beginning corner being S00°22'21"W, 83.57 feet from the northwest corner of the 13 acre tract;

THENCE S89°30'03"E (Called East), across the 13 acre tract and with the north boundary line of the 4 acre tract, at 40.00 feet pass a ½" iron rod set for witness and continuing for a total distance of 426.37 feet (Called 417.42 feet) to a ½" iron rod set for corner on the east boundary line of the 13 acre tract, said corner being the northeast corner of the 4 acre tract and S02°07'57"W, 74.80 feet from a ½" iron rod set for the northeast corner of the 13 acre tract;

THENCE S01°21'35"W, 417.46 feet (Called South, 417.42 feet) with the east boundary line of the 4 acre tract and the east boundary line of the 13 acre tract to a ½" iron rod set for corner on the north boundary line of a 115.97 acre tract described in a conveyance from Norma Flournoy to Revis Keith McKnight and wife, Lisa Carolyn McKnight, dated May 24, 2001, recorded in Vol. 913, Pg. 762 of the Deed Records of Shelby County, Texas, said corner being the southeast corner of the 4 acre tract;

THENCE N89°30'03"W, with the south boundary line of the 4 acre tract, the north boundary line of the 115.97 acre tract, and across the 13 acre tract, at 377.51 feet pass a ½" iron rod found for witness at the base of a fence corner post and continuing for a total distance of 417.42 feet to a point for corner in the centerline of FM 1645 and on the west boundary line of the 13 acre tract, said corner being the southwest corner of the 4 acre tract and the most southerly northwest corner of the 115.97 acre tract;

(Cont'd on pg. 2)

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(Cont'd from pg. 1) Polk-Tr. 1

THENCE with the centerline of FM 1645, the west boundary line of the 4 acre tract, and the west boundary line of the 13 acre tract as follows:

North(REF), 270.64 feet;

N00°22'21"E, 146.78 feet to the place of BEGINNING, containing 4.046 acres.

SEE ATTACHED PLAT OF SAME DATE

I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas, do hereby certify that the above field notes of property surveyed for KAY POLK was written from a survey done by me on the ground this 31st day of July, 2015.

R.P.L.S. No. 2043 2043



CM