

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0040 <b>RECORDED DATE:</b> 10/27/2023 10:36:59 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 951060 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () KEVIN MCCARTHY PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	<b>SUBMITTED BY:</b> KEVIN MCCARTHY PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	
DOCUMENT # : FC-2023-0040 RECORDED DATE: 10/27/2023 10:36:59 AM  I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.  <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </div> </div>		

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

804 S MIGNONETTE ST  
KOSSE, TX 76653

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: December 05, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 04, 2022 and recorded in Document CLERK'S FILE NO. 2002-0004546 real property records of LIMESTONE County, Texas, with DAVID CHRIS KNIGHT, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID CHRIS KNIGHT, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$359,272.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



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KOSSE, TX 76653

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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MOLLIE MCCOSLIN, SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, OR SHARON ST. PIERRE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

804 S MIGNONETTE ST  
KOSSE, TX 76653

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LIMESTONE

**EXHIBIT "A"**

BEING AN 8.354 ACRE PORTION, OF A TRACT OF LAND, IN THE R. FLIPPEN SURVEY, A-197, LIMESTONE COUNTY, TEXAS, CONVEYED TO STEVEN LLOYD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 20162636, DEED RECORDS, LIMESTONE COUNTY, TEXAS, (D.R.L.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT FOUND, AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LLOYD TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO BROOKS A. VALLS, JR., AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1129, PAGE 694, D.R.L.C.T., IN THE WEST LINE OF SAID STATE HIGHWAY 14;

THENCE, WITH THE COMMON LINE BETWEEN SAID LLOYD TRACT, AND WITH SAID VALLS TRACT, AND WITH THE COMMON LINE BETWEEN SAID LLOYD TRACT, AND WITH A TRACT OF LAND, CONVEYED TO JEFFERY L. ADAMS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 20188710, D.R.L.C.T., CONSECUTIVELY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

S 59 49'40" W, A DISTANCE OF 14.75 FEET, TO A CONCRETE MONUMENT FOUND; S 68° 24'10" W, A DISTANCE OF 302.69 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";

N 31 56'15" W, A DISTANCE OF 722.34 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LLOYD TRACT, IN THE SOUTH LINE OF FM ROAD 413; THENCE, WITH THE SOUTH LINE OF SAID FM ROAD 413, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 58 00'43" E, A DISTANCE OF 314.51 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 532.96 FEET; WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, N 61 34'52" E, 66.32 FEET, AN ARC LENGTH OF 66.36 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID LLOYD TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES: S 21° 39' 18" E, A DISTANCE OF 116.63 FEET, TO A POST;

N 70 44' 28" E, A DISTANCE OF 204.85 FEET, TO A POST FOUND, AT A NORTHEAST CORNER OF SAID LLOYD TRACT, SAME BEING IN THE WESTLINE OF A TRACT OF LAND, CONVEYED TO EDNA LOUISE JACKSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 972, PAGE 225, D.R.L.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LLOYD TRACT, AND WITH SAID JACKSON TRACT, AND WITH THE COMMON LINE BETWEEN SAID LLOYD TRACT, AND WITH A TRACT OF LAND, CONVEYED TO MARLON H. BRUNSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 20168602, D.R.L.C.T., AND WITH THE COMMON LINE BETWEEN SAID LLOYD TRACT, AND WITH A TRACT OF LAND, CONVEYED TO WELDON RICHARD LLOYD, III, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1063, PAGE 186, D.R.L.C.T., CONSECUTIVELY, THE FOLLOWING THREE (3) COURSES AND DISTANCE:

S 31 25'57" E, A DISTANCE OF 286.30 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING"

S 24 12'03" W, A DISTANCE OF 134.53 FEET, TO AN IRON ROD FOUND; S 69 54'34" E, A DISTANCE OF 111.15 FEET, TO AN IRON ROD FOUND, FOR THE EASTERNMOST CORNER OF SAID LLOYD TRACT;

THENCE, WITH THE WEST LINE OF SAID STATE HIGHWAY 14, S 18°46'37" W, A DISTANCE OF 260.18 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.354 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN,  
R.P.L.S. NO.6084, ON SEPTEMBER 26, 2022.