

24-222626

SEP 26 2024

Notice of Substitute Trustee's Sale

Chandley Chandler
 CHANDLEY CHANDLER, COUNTY CLERK
 RED RIVER CO., TX

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 21, 2010	Original Mortgagor/Grantor: ROY L. CANNON AND PATRICIA ANN CANNON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR RED RIVER EMPLOYEES FEDERAL CREDIT UNION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: 0645 Page: 275 Instrument No: 45080	Property County: RED RIVER
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$42,000.00, executed by ROY L. CANNON and payable to the order of Lender.

Property Address/Mailing Address: 308 FM 3390, CLARKSVILLE, TX 75426

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, ABOUT 4 MILES S 53* E FROM THE TOWN OF CLARKSVILLE; AND BEING PART OF THE ELISHA BRUTON SURVEY, ABSTRACT NO. 42, AND BEING ALL OF A CALLED 3.071 ACRE TRACT OF LAND DESCRIBED IN DEED FROM DANNY L. MCINTIRE AND WIFE, MARTHA A. MCINTIRE TO TERRY STRATE AND WIFE, RHONDA STRATE, DATED APRIL 8, 1983, AND RECORDED IN VOLUME 348, PAGES 243-244, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A 5/8" R.S. ROD (F) AT THE NORTHWEST CORNER OF SAID CALLED 3.071 AC. TRACT, AND THE WESTERN NORTHEAST CORNER OF A CALLED 129.801 AC. TRACT DESCRIBED IN DEED TO BRUCE D. EMERY (OPR 544, PAGE 241), ALSO BEING IN THE SOUTH LINE OF F.M. HIGHWAY NO. 3390; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY THE FOLLOWING CALLS: N 83° 33' 22" E, 228.41 FEET (1/2" R.S. ROD (S)), N 86° 59' 19" E, 100.63 FEET (CONCRETE ROW MONUMENT (F), AND N 87° 14' 52" E, A DISTANCE OF 85.78 FEET TO A 1/2" R.S. ROD (F) AT THE NORTHEAST CORNER OF SAID CALLED 3.071 AC. TRACT; THENCE S 0° 56' 41" E, A DISTANCE OF 333.24 FEET TO A 1/2" R.S. ROD (F) AT THE SOUTHEAST CORNER OF SAID CALLED 3.071 AC. TRACT, AND AN INNER CORNER OF SAID CALLED 129.801 AC. TRACT; THENCE S 88° 59' 09" W, A DISTANCE OF 414.44 FEET TO A 1/2" R.S. ROD (F) AT THE SOUTHWEST CORNER OF SAID CALLED 3.071 AC. TRACT, AND AN INNER CORNER OF SAID CALLED 129.801 AC. TRACT; THENCE N 0° 47' 53" W, ALONG THE WEST LINE OF SAID CALLED 3.071 AC. TRACT, A DISTANCE OF 305.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.066 ACRES OF LAND, MORE OR LESS.



Date of Sale: November 05, 2024.

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE SHALL BE DESIGNATED AS THE PROPER PLACE FOR SUCH FORECLOSURE SALES TO BE HELD OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

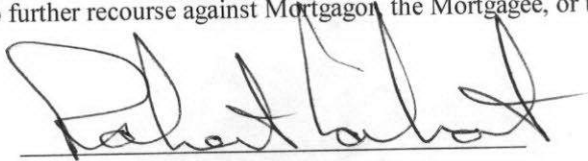
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Robert LaMont, Sheryl LaMont, Harriett Fletcher or Sharon St. Pierre whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Sheryl LaMont, Harriett Fletcher or Sharon St. Pierre whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Sheryl LaMont, Harriett Fletcher or Sharon St. Pierre whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Robert LaMont, Sheryl LaMont, Harriett Fletcher or Sharon St. Pierre, Trustee
Posted September 26, 2024.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112