

Our File Number: 14-17828

Name: NATHANIAL B. KNIGHT, A MARRIED MAN JOINED HEREIN BY JO ANN KNIGHT

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on JANUARY 19, 2010, NATHANIAL B. KNIGHT, A MARRIED MAN JOINED HEREIN BY JO ANN KNIGHT, executed a Deed of Trust conveying to JONI BAQUERIZO, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP, in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 100134, Volume 312, Page 178, in the DEED OF TRUST OR REAL PROPERTY records of JONES 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; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MARCH 3, 2015 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 JONES 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:

1.99 ACRES OF LAND BEING PART OF LOTS 3 AND 9, ALL OF LOTS 4, 5, 6, 10, 11, AND 12, AND A PORTION OF AVENUE I AND 8<sup>TH</sup> STREETS, BLOCK 20, ORIGINAL TOWN OF HAWLEY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 726 PAGE 95, DEED RECORDS, JONES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 875 N. 7<sup>TH</sup> STREET  
HAWLEY, TX 79525

Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC


Noteholder: PENNYMAC LOAN SERVICES, LLC  
6101 CONDOR DRIVE, SUITE 200  
MOORPARK, CA 93021

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 day, February 9, 2015.

  
Terry Browder, Laura Browder, Marsha Monroe,  
or Chrissy Holt, Substitute Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300

**POSTED NOTICE**

DATE 2-9-15 TIME 11:40

Lee Ann Jennings  
JONES COUNTY CLERK, JONES CO., TX

BY: Trisha Balala

EXHIBIT "A"

1.99 acres of land being part of Lots 3 and 9, all of Lots 4, 5, 6, 10, 11, and 12, and a portion of Avenue I and 8<sup>th</sup> Streets, Block 20, Original Town of Hawley, Texas, as described in deed recorded in Volume 726 Page 95, Deed Records, Jones County, Texas.

BEGINNING at a 1/2" iron pin set in the south line of Avenue I and being the northwest corner of Block 33 for the southwest corner of this tract;

THENCE N 23°59'50"W with the east line of 7<sup>th</sup> Street passing the Southwest corner of Block 20 at 80.00' and continuing a total of 255.00' to a 3/8" iron pin found for the northwest corner of Volume 726 Page 95 and the northwest corner of tract;

THENCE N 66°00'00"E passing the east line of Lot 3 at 140.00', the west line of Lot 9 at 160.00', the east line of Lot 9 at 300.00' and continuing a total of 340.00' to a 1/2" iron pin set in the center line of 8<sup>th</sup> Street for the northeast corner of this tract;

THENCE S 23°59'50"E with the center line of 8<sup>th</sup> Street 255.00' to a 1/2" iron pin set in the south line of Avenue I for the southeast corner of this tract;

THENCE S 66°00'00"W passing the northeast corner of Block 33 at 40.00' and continuing a total of 340.00' to the place of beginning and containing 1.99 acres of land. (See attached Plat J-327B, bearings based on the called direction of the south line of Volume 726 page 95, Deed Records, Jones County, Texas.)

COMPARED  
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No. 100134  
FILED FOR RECORD  
AT 9 O'CLOCK P M  
ON THE 19 DAY OF  
JAN A.D. 2010

STATE OF TEXAS  
COUNTY OF JONES  
I hereby certify that this instrument was FILED  
on the date and at the time stamped hereon by  
me and was duly RECORDED in the Volume  
and Page of the Official Public Records of  
Jones County, Texas.



J. McCreary  
Jones County Clerk, Jones County, TX  
BY A. S. Mauro  
Deputy

J. McCreary  
Official Public Records  
VOL. 312 PAGE 178  
RECORDED 1-19-2010