

2022-014-FC

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.

Date of Security Instrument: January 22, 2021

Grantor(s): CP Assets Limited
CP 17 (TX), LLC

Original Mortgagee: Mobigator (H.K.) Limited

Current Mortgagee: Mobigator (H.K.) Limited

Recording Information: Instrument # 2021000366, Official Public Records, Shelby County, Texas.

Date of Sale: July 05, 2022

Time of Sale: 01:00 PM or not later than three hours after that time.

Place of Sale: On the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of District Court, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Legal Description of property to be sold:

See attached Exhibit A

Terms of sale: Cash

Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre or Maureen S. Kersey, Trustee Posted June 13, 2022.
c/o KARLSENG, LEBLANC & RICH, LLC
19111 N. Dallas Parkway, Suite 120
Dallas, TX 75287
(972) 733-3800

FILED FOR RECORD
SHELBY COUNTY TEXAS

2022 JUN 13 PM 2: 04

JENNIFER L. FOUNTAIN
COUNTY CLERK
BY: DEPUTY



4751793

Attachment A

All that portion of the Nancy Smith Survey, A-644, Shelby County, Texas, as described in the Warranty Deed from Jerry Lewis and wife, Brandy Lewis, to Jay Roy Teske and wife, Mae Teske, dated December 4, 2007, recorded as Instrument No. 2008001433, Official Public Records, Shelby County, Texas; and being more particularly described as follows:

BEGINNING at a found iron pipe at the northeast corner of the Town and Country Shopping Center, as recorded in Plat File No. 1, Page No. 64, said iron pipe being coincident with the southerly line of land now, or formerly deeded to Stephen Lareid Oates Jr Dr Living Trust, per Deed #2011009003;

THENCE N 81°08'20" E 681.67 feet along said southerly line to a found iron pipe on the westerly margin of County Road No. 3754 (Airport Road);

THENCE southwesterly along and adjacent to said westerly margin of County Road No. 3754 (Airport Road) for the following three (3) courses;

- 1.) S 17°31'57" W 90.30 feet to a set 5/8" iron rod with cap stamped "MILLMAN 3303420723";
- 2.) S 11°46'30" W 159.77 feet to a 5/8" iron rod with cap stamped "MILLMAN 3303420723";
- 3.) S 09°03'42" W 342.59 feet to a found iron pipe at the northeast corner of land now or formerly deeded to Darrin Wiggins per Deed #2012000950;

THENCE S 79°43'37" W 390.80 feet along the northerly line of said Wiggins land to a set PK Nail in concrete at the northeast corner of said Wiggins land being coincident with the easterly line of said Town and Country Shopping Center;

THENCE N 17°48'30" W 572.98 feet along said easterly line to the POINT OF BEGINNING, containing 296,327 square feet, or 6.803 acres, more or less.