

Our File Number: 19-11563  
Name: SHAWN C FLOURNOY

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 13, 2018, SHAWN C. FLOURNOY AND CATHERINE E FLOURNOY, A MARRIED COUPLE, executed a Deed of Trust/Security Instrument conveying to CHRISTOPHER J. SULLIVAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018051733, in Book N/A, at Page N/A, N/A in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON 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, DECEMBER 7, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER in WILLIAMSON 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: LOT 6, BLOCK "C", REATA TRAILS, UNIT THREE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET F, SLIDES 113-114, PLAT RECORDS OF WILLIAMSON, COUNTY, TEXAS.

Property Address: 111 CANYON ROAD, GEORGETOWN, TX 78628

Mortgage Servicer: THE MONEY SOURCE, INC.

Noteholder: THE MONEY SOURCE INC.  
500 SOUTH BROAD STREET, SUITE #100A, MERIDEN, CT  
06450

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 24 day of Sep, 2021.

*Angela Zavala*

David Ackel, Travis Kaddatz, Sara Edgington,  
Logan Thomas, Colette Mayers, Stephen  
Mayers, Aarti Patel, Evan Press, Dylan Ruiz,  
Violet Nunez, Shawn Schiller, Clay Golden,  
Maryna Danielian, Scott Swenson, Angela  
Zavala, Michelle Jones, Marinosci Law Group

**FILED FOR RECORD**

**SEP 24 2021**

*Nancy C. Kiser 92:50 PM*  
County Clerk, Williamson Co., TX *BM*

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300