

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/26/2001

Original Beneficiary/Mortgagee:
STARNET MORTGAGE, INC.

Recorded in:
Volume: 4975
Page: 3051
Instrument No: 2001-0096548

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
KEN CARNAHAN, A MARRIED PERSON
JOINED HEREIN BY HIS SPOUSE, SANDRA
CARNAHAN

Current Beneficiary/Mortgagee:
The Bank of New York Mellon, as indenture trustee, on behalf of the holders of the CSMC Trust 2010-16 Mortgage-Backed Notes and Certificates, Series 2010-16

Property County:
COLLIN

Mortgage Servicer's Address:
3217 S. Decker Lake Dr., Salt Lake City, UT
84119

Legal Description: SEE EXHIBIT 'A' ATTACHED

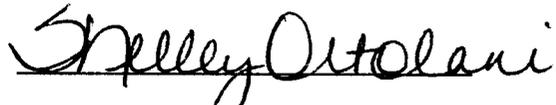
Date of Sale: 12/6/2016

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: The Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, TX 75071 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Mitch Jordan, Bob Dickerson, Phillip Pierceall, Craig Muirhead, Clay Golden, Doug Rodgers, Wendy Lambert, Ross Bandy, Travis Kaddatz, Troy Robinett, Terry Waters, Robert Aguilar, Frederick Britton, Kristie Alvarez, Evan Press, Matt Hansen, Shelley Ortolani or Robert Ortolani or Mary Mancuso or Liz Hach or Cheryl Harris or Michele Hreha
or Cole D. Patton
or Denny Tedrow
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
2016 NOV 10 AM 11:13
SHELLEY ORTOLANI
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

MH File Number: TX-13-19948-FC
Loan Type: CONV FKA FHA

BEING LOT 28, BLOCK A OF RICHLAND ESTATES, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 817, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN, A PART OF THE S.D. TERRY SURVEY, ABSTRACT NO.890 AND BEING A 1.00 ACRE TRACT LOCATED IN THE NORTHEAST PORTION OF A CALLED 29.424 ACRE TRACT AS RECORDED IN VOLUME 940, PAGE 21 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF FARM TO MARKET HIGHWAY 546, A 90 FOOT R.O.W. FROM WHICH THE MOST WESTERLY CORNER OF SAID 29.424 ACRE TRACT BEARS SOUTH 70 DEG. 54 MIN. WEST A DISTANCE OF 1,295.37 FEET;

THENCE SOUTH A DISTANCE OF 323.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE WEST A DISTANCE OF 259.36 FEET TO A 1/2 INCH IRON ROD FOUND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 208.27 FEET, CENTRAL ANGLE OF 20 DEG. 01 MIN. 45 SEC. AND A CHORD BEARING NORTH 46 DEG. 14 MIN. 50 SEC. EAST, 72.44 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 72.81 FEET TO THE POINT OF REVERSE CURVATURE IF A CURVE TO THE LEFT HAVING A RADIUS OF 268.27 FEET, A CENTRAL ANGLE OF 56 DEG. 16 MIN. AND A CHORD BEARING NORTH 27 DEG. 08 MIN. EAST, 252.98 FEET;

THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 263.44 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH A DISTANCE OF 46.27 FEET TO A 1/2 INCH IRON ROD FOUND IN THE CURVING SOUTH LINE OF SAID F.M. 546 HAVING A RADIUS OF 1,386.85 FEET, A CENTRAL ANGLE OF 03 DEG. 37 MIN. 50 SEC. AND A CHORD BEARING NORTH 87 DEG. 09 MIN. 40 SEC. EAST, 87.85 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 87.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.