

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

17 AUG 16 AM 10:53
DEPT. OF COUNTY CLERK

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 31, 2015, Bobby Abell a/k/a Bobby L. Abell and Sharon Abell a/k/a Sharon G. Abell conveyed to Tim Williams, as Trustee, the property situated in Hunt County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2015 CMH/Schult Modular "Savannah", together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

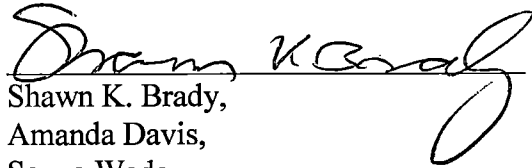
To secure that certain Note executed by Bobby Abell a/k/a Bobby L. Abell and Sharon Abell a/k/a Sharon G. Abell and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 3, 2015 under Instrument Number: 2015-9277 in the Official Public Records of Hunt County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of September, 2017, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse; in the event the Courthouse is closed on the first Tuesday of the month, 2507 Lee Street, Greenville, Hunt County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 11th day of August, 2017.



Shawn K. Brady,
Amanda Davis,
Sonya Wade,
Kaye Patterson,
Diana Moreland,
Rick Petersen, and/or
Karen Petersen, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the A. Lawson Survey, Abstract No. 611, also being part of a 11.338 acre tract of land as described in a Warranty Deed from Peggy Jean Johnson to Patsy Ann Abell as recorded in Volume 123 at Page 112 of the Real Property Records of Hunt County, Texas and being further described as follows:

COMMENCING from a point at the southeast corner of said 111.338 acre tract in the center of Hunt County Road No. 2216, said Point of Commencement being further marked by a 1/2 inch iron rod found on the north line of Hunt County road No. 2216 bearing N 00° 17' 04" W at a distance of 24.00 feet;

THENCE S 89° 42' 56" W along the south line of said 111.338 acre tract and the center of Hunt County Road No. 2216, a distance of 336.31 feet to the point of Beginning and being further described as follows:

BEGINNING at a point in the center of Hunt County Road No. 2216, said Point of Beginning being further marked by a 1/2 inch iron rod found on the north line of Hunt County Road No. 2216 bearing N 00° 17' 04" W at a distance of 25.00 feet;

THENCE S 89° 42' 56" W along the south line of said 111.338 acre tract and the center of Hunt County Road No. 2216, a distance of 303.21 feet to a point, said corner being further marked by a 1/2 inch iron rod found on the north line of Hunt County Road No. 2216 bearing N 00° 17' 04" W at a distance of 25.00 feet;

THENCE N 00° 17' 04" W a distance of 969.31 feet to a 1/2 inch iron rod set for a corner;

THENCE N 90° 00' 00" E a distance of 303.22 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00° 17' 04" E a distance of 967.81 feet returning to the Point of Beginning and containing 6.742 acres of land.