

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

18 APR 10 AM 10:22

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 November 7, 2011, Troy R. Morrison and Lawana S. Morrison 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 2011 Legacy Housing II "LH188032C" manufactured home, 18' x 76', Serial Numbers LH211TX2030; HUD Label/Seal Numbers NTA1543173, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

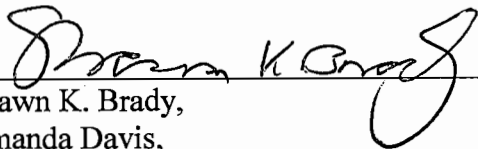
To secure that certain Note executed by Troy R. Morrison and Lawana S. Morrison and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on November 14, 2011 under Document No. 2011-12612 in the Official Records of Hunt County, Texas (hereinafter "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 1st day of May, 2018, 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 9th day of April, 2018.


Shawn K. Brady,
Amanda Davis,
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"

All that certain tract or parcel of land being situated in the James McCarty Survey; Abstract No. 658, Hunt County, Texas and also being a part of that certain called 53.37 acre tract as described in a Deed to D. M. Sawyers of record in Volume 850, Page 862 of the Deed Records of Hunt County, Texas and this tract being more fully described as follows:

BEGINNING at a steel pin found in the East line of said 53.37 acre tract which bears N. 00° 59' 48" W, a distance of 951.25 feet from a steel pin found at the Southeast corner of same;

THENCE N 87° 59' 50" W a distance of 152.00 feet to a steel pin found for corner in the center of a 50 foot wide roadway and access easement;

THENCE N 10° 21' 41" E with the center of said easement a distance of 156.20 feet to a steel pin found for corner at the end of said easement;

THENCE N 14° 21' 09" W a distance of 279.60 feet to a steel pin found for corner;

THENCE N 37° 22' W a distance of 173.90 feet to a steel pin found for corner;

THENCE N 79° 40' 40" E a distance of 159.11 feet to a steel pin found for corner;

THENCE N 80° 12' 54" E a distance of 133.30 feet to a steel pin found for corner in the East line of said 53.37 acre tract;

THENCE S 00° 59' 48" E along said East line a distance of 619.32 feet to the PLACE OF BEGINNING and containing 2.369 acres of land, more or less.