

JUN 15 2015

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Nicole Tanner  
CLERK COUNTY, HILL COUNTY TEXAS  
BY Aaron Tavis DEPUTY

**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:** June 9, 2005

**Grantor(s):** Sherry L. Fuhlendorf, An Unmarried Person

**Original Mortgagee:** 21st Mortgage Corporation

**Recording Information:** Document #005554; Book 1350, Pg. 0209, Official Public Records Hill County, Texas.

**Current Mortgagee:** 21st Mortgage Corporation

**Mortgage Servicer:** Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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 lien securing the Property referenced above.

**Date of Sale:** July 7, 2015

**Time of Sale:** 12:00 PM or not later than three hours after that time.

**Place of Sale:** THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS' COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

**Legal Description of property to be sold:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING THE SOUTH ONE HALF OF LOT ONE SEVENTY FIVE (175) LAKE EDGE HARBOR SUBDIVISION ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 365, PAGE 332, HILL COUNTY DEED TRUST RECORDS AND BEING THE SAME PROPERTY CONVEYED BY A WARRANTY DEED DATED JULY 31, 1974, FROM JOE W. BIRDWELL TO JAMES W. BERRY SAID DEED BEING RECORDED IN VOLUME 336, PAGE 1007 HILL COUNTY DEED TRUST RECORDS; as well as a 2005 American Homestar of Lancaster Inc., "Galaxy" manufactured home, 28' x 48', Serial Nos. OC010515166A / OC010515166B, HUD Label Nos. PFS0861726 / PFS0861727 together with any and all appliances specifically listed in the Consumer Loan Note, Security Agreement and Disclosure Statement dated June 9, 2005.

**Terms of sale:** Cash



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Bennett M. Wyse  
Substitute Trustee  
Pratt, Aycock & Associates, PLLC  
4221 Preston Road, Suite 100  
Frisco, Texas 75034

Return to:  
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