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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2014 SEP 15 AM 9:31

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 6, 2011, Chad D. Lett and Julie Lett conveyed to Tim Williams, as Trustee, the property situated in Hill County, Texas, to wit:

Property: See Exhibit "A", as well as a 1995 Schult Homes Corporation "Dynasty" manufactured home, 20' x 76', Serial Number V400639; HUD Label/Seal Number TEX0535272, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

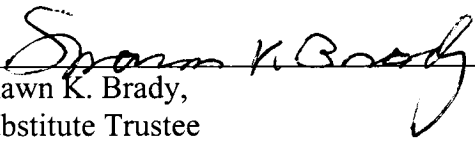
To secure that certain Note executed by Chad D. Lett and Julie Lett and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust recorded on January 14, 2011 under Document/Instrument No. 00040831, OPR Vol: 1664, P: 448 (20 pages) in the Official Public Records of Hill 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 7th day of October, 2014, I will begin to sell the Property at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the east door of the Hill County Courthouse, 80 North Waco Street, Hillsboro, Hill 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 12th day of November, 2014.


Shawn K. Brady,
Substitute Trustee

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 Centre Square
Knoxville, Tennessee 37902

Exhibit "A"

BEING 1.126 acres of land in the O.W. Owens Survey, Hill County, Texas being out of and a part of that certain 2 acre tract described in a deed from Cozett Curbo to Cora M. Kendrick, recorded in Volume 708, Page 887 of the Deed Records of Hill County, Texas.

Beginning at an iron rod in the East line of F.M. Highway #933 for the Southwest corner of this and said point being located N 13° 07' E 202.84 feet from an iron rod for the most Southerly corner of said Kendrick 2 acre tract;

THENCE: N 13° 07' E, along said line of the highway, a distance of 202.84 feet to an iron rod found for the Northwest corner of said Kendrick tract;

THENCE: S 77° 27' 33" E, a distance of 429.46 feet to an iron rod found for the Northeast corner of said Kendrick tract;

THENCE: S 59° 26' 35" W, along the Southerly fence line of said Kendrick tract, a distance of 75 feet to an iron rod for the Southeast corner of this;

THENCE: S 80° 37' 19" W, a distance of 406.09 feet to the Place of Beginning.