

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 5, 2008, Steven W. Hunt a/k/a Steven Hunt and Alice D. Hunt a/k/a Alice Hunt conveyed to Tim Williams, as Trustee, the property situated in Stephens County, Texas, to wit:

Property:

Being Lots 34 and 35, Section B, Holiday Hills Estates Subdivision out of TE&L Co. Survey 1525 and 1540 in Stephens County, Texas as shown on the map or plat of said subdivision of record in the office of the County Clerk of Stephens County, Texas, together with a Palm Harbor Manufacturing LP "SCWD76F8" manufactured home, Serial Numbers PH0520001AAC, PH0520001BAC, PH0520001CAC; HUD Label/Seal Numbers PFS1044830, PFS1044831, PFS1044832; together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Steven W. Hunt a/k/a Steven Hunt and Alice D. Hunt a/k/a Alice Hunt and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on November 21, 2008 under Document/Instrument No. 00003603 in the Official Public Records of Stephens County, Texas (hereinafter "Deed of Trust"); and

RECEIVED AND FILED

FOR POSTING

At 11:40 O'Clock A.M.

MAR 15 2021
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS


By Jackie Ensey

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 6th day of April, 2021, the Property will be sold at auction at the earliest of 1:00 p.m. or no later than three (3) hours after that time at the south entrance steps of the Stephens County Courthouse, also known as the Walker Street entrance, 200 W. Walker, Breckenridge, Stephens County, Texas, or as designated by the County Commissioner, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 4:00 p.m.

Witness my hand this the 15th day of March, 2021.



Shawn K. Brady,
Terry Browder,
Laura Browder,
Marsha Monroe,
Amanda Davis, and/or
Kylie Hancock, any to act
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone
(469) 287-5485 Facsimile

GRANTEE'S MAILING ADDRESS:

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