

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 April 6, 2015, Brad Burnham and ~~Shirley Forster~~ conveyed to Tim Williams, as Trustee, the property situated in Fayette County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2015 DBA Southern Energy Homes of Texas "45TFC28563BH15" manufactured home, 26' x 56', Serial Numbers SFW016868TXA and SFW016868TXB; HUD Label/Seal Numbers NTA1670684 and NTA1670685, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Brad Burnham and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on April 9, 2015 under Inst. #15-02362, Vol: 1731, Pgs. 473-492 in the Official Records of Fayette 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.

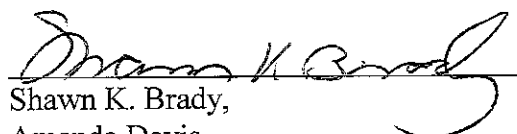
FILED
11:06AM
JAN 11 2017

Julie Karstedt KS
JULIE KARSTEDT

GOOGLE FAYETTE

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of February, 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 Fayette County Courthouse Bulletin Board located on the edge of the Courthouse Square on West Colorado Street in the area just west of where the straight sidewalk from the North entrance of the Courthouse building meets West Colorado Street outside the Fayette County Courthouse located at 151 North Washington Street, La Grange, Fayette 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 1:00 p.m.

Witness my hand this the 10th day of January, 2017.


Shawn K. Brady,
Amanda Davis,
Diana Wilson, and
John A. Seib, Jr., 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

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

March 2, 2015

LEGAL DESCRIPTION: BEING A 1.614 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE M. MULDOON LEAGUE, ABSTRACT NO. 76 IN FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1.594 ACRE TRACT OF LAND CONVEYED TO LLOYD STEINHAUSER AND RONNIE STEINHAUSER BY DEED RECORDED IN VOLUME 512, PAGE 153 DEED RECORDS, FAYETTE COUNTY, TEXAS; SAID 1.614 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN FEBRUARY, 2015:

BEGINNING at a gate post on the easterly margin of Baca Loop and west line of that certain 77.09 acre tract of land conveyed to the Barry Jackson Revocable Trust by deed recorded in Volume 1521, Page 310 official records, Fayette County, Texas from which a 3/8" iron rod found for the northwesterly corner of said Barry Jackson Revocable Trust 77.09 acre tract bears N 01°33'05" W a distance of 111.45 feet;

THENCE with the east line hereof, in conflict with said Barry Jackson Revocable Trust 77.09 acre tract, S 03°06'40" E a distance of 608.78 feet to an iron rod set for angle point and S 16°24'14" E a distance of 46.50 feet to a 1/2" iron rod in 1" iron pipe found on the northeast right-of-way line (120') of Highway 90 for the southeast corner hereof;

THENCE N 62°09'32" W, passing the calculated corner of said Barry Jackson Revocable Trust 77.09 acre tract at a distance of 23.99 feet and continuing for a total distance of 321.20 feet along said right-of-way line to an iron rod set for the southwesterly corner hereof;

THENCE along the east line of Baca Loop the following four (4) calls:

1. N 40°09'28" E a distance of 157.60 feet;
2. N 27°05'28" E a distance of 145.45 feet;
3. N 18°19'28" E a distance of 93.10 feet;
4. N 13°55'35" E a distance of 169.13 feet

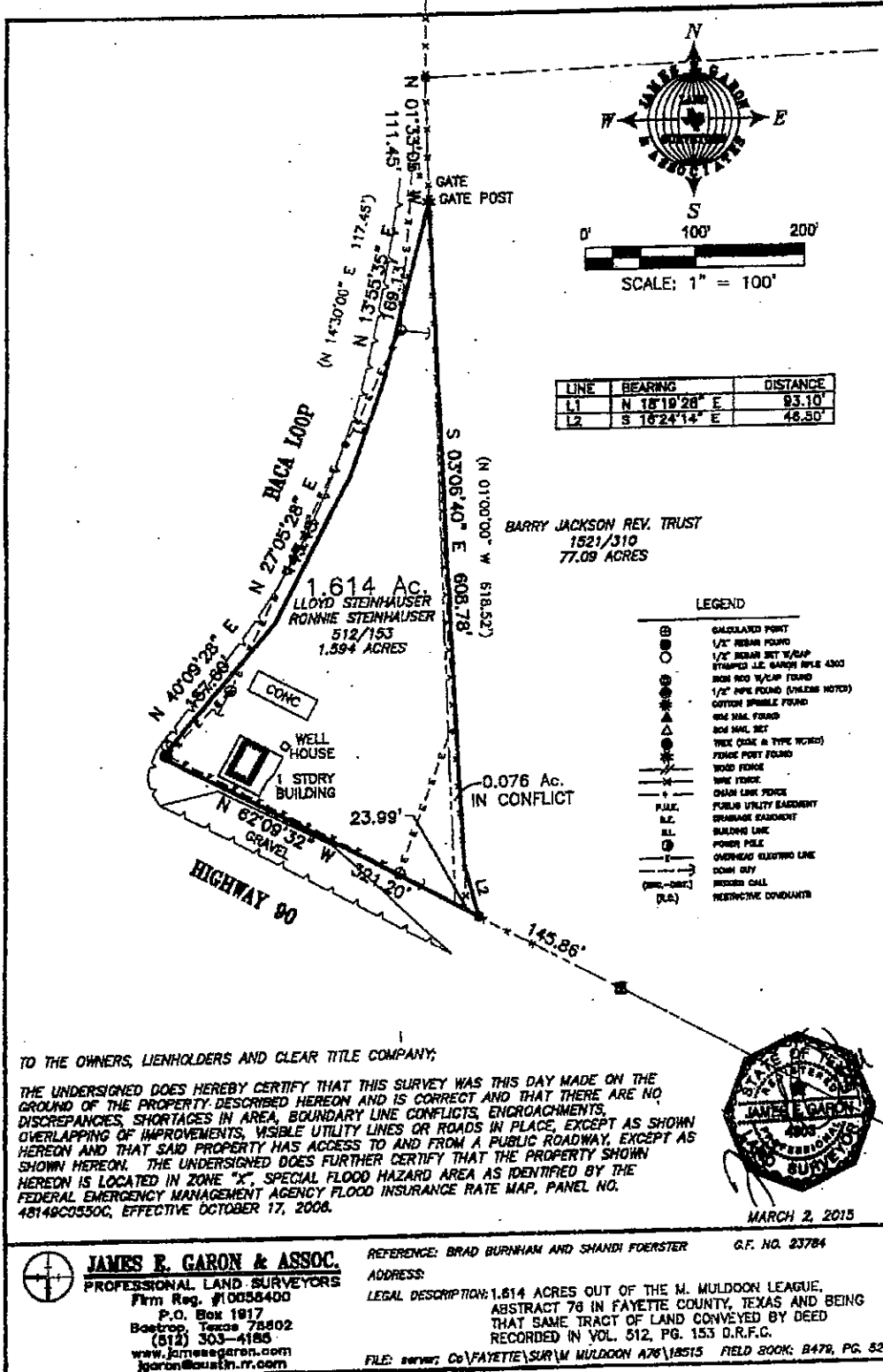
to the **POINT OF BEGINNING**, containing 1.614 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Server: Col\Fayette\Surveys\M Muldoon A76\18515



Exhibit "A", Page 1 of 2



TO THE OWNERS, LIENHOLDERS AND CLEAR TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON. THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0530C, EFFECTIVE OCTOBER 17, 2008.



MARCH 2, 2015

JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 Firm Reg. #10058400
 P.O. Box 1917
 Boetrop, Texas 78802
 (812) 303-4185
 www.jamesegarons.com
 jgaron@jearon.com

REFERENCE: BRAD BURNHAM AND SHANDI FOENSTER G.F. NO. 23784
 ADDRESS:
 LEGAL DESCRIPTION: 1.614 ACRES OUT OF THE M. MULDOON LEAGUE, ABSTRACT 78 IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED BY DEED RECORDED IN VOL. 512, PG. 153 D.R.F.C.
 FILE: servar; Co\FAYETTE\SURV\MULDOON A76\18515 FIELD BOOK: B478, PG. 52

© 2015 All Rights Reserved by James E. Garon & Associates
 Use of this survey for any purpose other than the transaction is prohibited