

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 October 27, 2010, James Hunnicutt a/k/a James D. Hunnicutt and Kami Minchew a/k/a Kami A. Minchew conveyed to Tim Williams, as Trustee, the property situated in Freestone County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2006 Southern "SP1680-01" manufactured home, 16' x 76', Serial Number SSETX09630; HUD Label/Seal Number NTA1391982, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

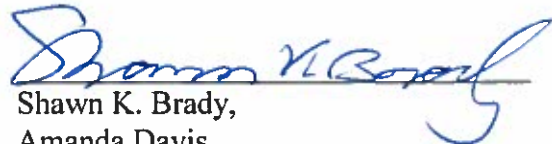
To secure that certain Note executed by James Hunnicutt a/k/a James D. Hunnicutt and Kami Minchew a/k/a Kami A. Minchew and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on November 4, 2010 under Document Number: 01005730 and Corrected Deed of Trust filed and recorded on March 17, 2017 under Document Number: 01700911 in the Official Records of Freestone 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 March, 2017, 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 front steps at the south entrance of the Freestone County Courthouse, 118 E. Commerce St., Fairfield, Freestone County, Texas 75840, 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 10th day of April, 2017.



Shawn K. Brady,
Amanda Davis,
Sonya Wade, and
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 lot, tract, or parcel of land situated in the J.W. Caldwell Survey Abstract 155, Freestone County, Texas, and being part of a called 4.0 acre tract of land described by deed recorded in Volume 981, Page 25 of the Deed Records of Freestone County, Texas. Said tract being more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of this tract and the original northeast corner of the above mentioned 4.0 acre tract located in the centerline of County Road No. 969; Witness: N 89° 08' 00" W 20.0 feet, a found 1/2" iron rod.

THENCE with said centerline S 00° 44' 00" W 90.00 feet to the southeast corner of this tract; Witness: 89° 08' 00" W 20.0 feet, a set 1/2" iron rod.

THENCE N 89° 08' 00" W 484.01 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N 00° 44' 00" E 90.00 feet to a set 1/2" iron rod for the northwest corner of this tract;

THENCE S 89° 08' 00" E 484.01 feet to the PLACE OF BEGINNING and containing 1.00 acre of land.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 10, 2017 AT 11:59A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 140911
By: Charlotte McCarthy, Deputy