

FILED FOR RECORD

2021 JUL 13 AM 10: 01

SUSAN STRICKLAND
COUNTY CLERK
VAN ZANDT CO., TX

DEP.

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 June 5, 2020, Thomas Wayne Stinson a/k/a Thomas W. Stinson and Melissa Ann Villines a/k/a Melissa A. Villines conveyed to Tim Williams, as Trustee, the property situated in Van Zandt County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a Legacy Housing Corporation "H-3272-43A" manufactured home, 15.5' x 68' & 15.5' x 68', Serial Numbers L114225A and L114225B; HUD Label/Seal Numbers NTA1837203 and NTA1837204, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

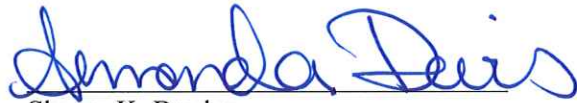
To secure that certain Note executed by Thomas Wayne Stinson a/k/a Thomas W. Stinson and Melissa Ann Villines a/k/a Melissa A. Villines and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on June 12, 2020 under Document Number: 2020-005169 in the Official Public Records of Van Zandt 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 3rd day of August, 2021, 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 steps of the north entrance to the Van Zandt County Courthouse, 121 E. Dallas St., Canton, Van Zandt County, Texas, or as designated by the County Commissioners, 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 12th day of July, 2021.



Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Sonya Wade, and/or
Rick Petersen, 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

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the M. FINDLEY SURVEY, Abstract No. 272, Van Zandt County, Texas, part of that certain called 11.50 acre tract described in deed from the Veterans Land Board of the State of Texas to Wiley R. Page, dated February 22, 1988, recorded in Volume 1139, page 221 of the Deed Records of Van Zandt County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod set on the Northwest Right-of-Way line of Farm to Market Road No. 1651 and being on the Southeast line of the above mentioned 11.50 acre tract located North 50 deg. 10 min. 19 sec. East 297.00 feet from the Southwest corner of same, for corner;

THENCE North 07 deg. 16 min. 53 sec. West, a distance of 826.12 feet to a 1/2" iron rod set on the North line of said 11.50 acre tract and in a fence line, for corner;

THENCE South 85 deg. 37 min. 42 sec. East, with the North line of said 11.50 acre tract and generally along said fence, a distance of 205.21 feet to a 1/2" iron rod set for corner;

THENCE South 03 deg. 53 min. 14 sec. East, a distance of 683.43 feet to a 1/2" iron rod set on the Southeast line of said 11.50 acre tract and being on the Northwest right-of-way line of Farm to Market Road No. 1651, for corner;

THENCE South 50 deg. 10 min. 19 sec. West, with the Southeast line of said 11.50 acre tract and the Northwest Right-of-way line of Farm to Market Road No. 1651, a distance of 190.42 feet to the PLACE OF BEGINNING, containing 3.115 acres of land.