

JUL 15 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ 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 13, 2023, Devin Nathaniel Murphey a/k/a Devin Murphey conveyed to Tim Williams, as Trustee, the property situated in Van Zandt County, Texas, to wit:

Property: See Exhibit "A" attached hereto, together with a 2023 Legacy manufactured home; Serial Number L213916AC, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust was recorded on June 15, 2023, under Document Number 2023-005711 in the Official Public Records of Van Zandt County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed on or about June 13, 2023 by Devin Nathaniel Murphey a/k/a Devin Murphey (hereinafter the "Note"); and

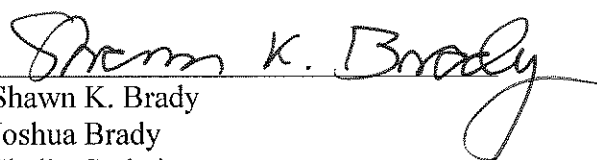
WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

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 6th day of August, 2024, 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, 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 15th day of July 2024.


Shawn K. Brady
Joshua Brady
Shelly Godwin
Gina DeRossett
Stacy Rogers, any to act,
Substitute Trustee

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

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, being a 0.686 acre tract of land situated in the A. WHITE SURVEY, Abstract 941, of Van Zandt County, Texas, and being a part of the land set aside to Laura Ramsey and described in a Report of Commissioners found in Cause No. 9581, styled Donnie J. Ramsey v. Mertie Bowles, of the District Court Records of Van Zandt County, Texas, said 0.686 acre tract being further described as follows:

BEGINNING at a nail found in a public road at the Northeast corner of the White Survey;

THENCE South 01 deg 47 min 15 sec West along the East line of the White Survey and along said road 161.68 feet to a nail set for a corner;

THENCE North 86 deg 40 min 34 sec West 184.96 feet to a 1" pipe set for a corner;

THENCE North 01 deg 47 min 15 sec East 161.68 feet to a 1" pipe set on the North line of the White Survey;

THENCE South 86 deg 40 min 34 sec East along said North line 184.96 feet to the point of beginning and containing 0.686 acres of land, more or less.