

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINT'S 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 March 4, 2016, Jordan R. Davidson and Brittney G. Davidson conveyed to Tim Williams, as Trustee, the property situated in Cooke County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2015 CMH manufactured home, Serial Numbers CSS016131TXA and CSS016131TXB; HUD Label/Seal Numbers HWC0439935 and HWC0439936, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust secured that certain Note executed by Jordan R. Davidson and Brittney G. Davidson and made payable to 21st Mortgage Corporation (hereinafter the “Note”), and this Deed of Trust was recorded on March 4, 2016 under Document Number: 2016-63837, Volume 2057 page 249 in the Official Records of Cooke County, Texas (hereinafter “Deed of Trust”); a Correction Affidavit was recorded in connection with the Deed of Trust on April 5, 2024 under Document Number: 2024-2302, Volume 2637 page 398 in the Official Records of Cooke County, Texas (there is a mistake on page 3 of the Deed of Trust; the property address is identified as 13471 Big Indian

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PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY TL DEPUTY

Rd., Callisburg, Cooke County, Texas 76240; the correct property address should be 13473 Big Indian Rd., Gainesville, Cooke County, Texas 76240; Page 3 should have read “13473 Big Indian Rd., Gainesville, Cooke County, Texas 76240” rather than “13471 Big Indian Rd., Callisburg, Cooke County, Texas 76240”).

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 May, 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 **IMMEDIATELY OUTSIDE AND WITHIN 50 FEET OF THE FIRST FLOOR EAST ENTRANCE TO THE COURTHOUSE AT 101 South Dixon Street, Gainesville, TX 76240 AS THE PRIMARY SALES AREA AND THE AREA IMMEDIATELY OUTSIDE AND WITHIN 30 FEET OF THE FIRST FLOOR WEST ENTRANCE TO THE COURTHOUSE IF THE PRIMARY DESIGNATED AREA IS NOT AVAILABLE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT** 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 April 2024.

Shawn K Brady

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

c/o 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 Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

TRACT 1
0.402 OF AN ACRE
13473 BIG INDIAN ROAD (F.M. ROAD NO. 678)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 11 AND LOT 18 OF THE FANNIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1248, COOKE COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE DEED TO JORDAN R. DAVIDSON AND BRITTNEY G. DAVIDSON, AS RECORDED IN VOLUME 1651, PAGE 569, DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A $\frac{1}{2}$ " CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AT THE SOUTHWEST CORNER OF SAID DAVIDSON TRACT AND IN A CURVE TO THE LEFT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JACQUITA SURRET, AS RECORDED IN VOLUME 868, PAGE 251, SAID DEED RECORDS;

THENCE NORTH 12 DEGREES 56 MINUTES 13 SECONDS WEST WITH THE WEST LINE OF SAID DAVIDSON TRACT AND WITH THE EAST LINE OF SAID SURRET TRACT A DISTANCE OF 149.98 FEET TO A $\frac{1}{2}$ " CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID DAVIDSON TRACT AND IN THE EAST LINE OF SAID SURRET TRACT;

THENCE NORTH 77 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 145.53 FEET TO A $\frac{1}{2}$ " CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST A DISTANCE OF 127.36 FEET TO $\frac{1}{2}$ " CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID DAVIDSON TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND IN A CURVE TO THE LEFT;

THENCE WITH THE SOUTH LINE OF SAID DAVIDSON TRACT
AND WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO.
678 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS
OF 770.94 FEET AND AN ARC LENGTH OF 118.23 FEET, BEING
SUBTENDED BY A CHORD OF SOUTH 60 DEGREES 07 MINUTES
30 SECONDS WEST, FOR A DISTANCE OF 118.11 FEET TO THE
PLACE OF BEGINNING AND ENCLOSING 0.402 OF AN ACRE OF
LAND MORE OR LESS.

TRACT 2

0.518 OF AN ACRE

13473 BIG INDIAN ROAD (F.M. ROAD NO. 678)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED
IN LOT 11 AND LOT 18 OF THE FANNIN COUNTY SCHOOL LAND
SURVEY, ABSTRACT NUMBER 1248, COOKE COUNTY, TEXAS,
AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN
THE DEED TO JORDAN R. DAVIDSON AND BRITTNEY G.
DAVIDSON, AS RECORDED IN VOLUME 1651, PAGE 569, DEED
RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT OF LAND AT A $\frac{1}{2}$ " CAPPED IRON ROD SET
AT THE SOUTHEAST CORNER OF SAID DAVIDSON TRACT IN
THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 IN A
CURVE TO THE LEFT AND AT THE SOUTHWEST CORNER OF A
TRACT OF LAND DESCRIBED IN THE DEED TO LORETTA
GERALDINE WALLACE, AS RECORDED IN VOLUME 483, PAGE
140, SAID DEED RECORDS;

THENCE WITH THE SOUTH LINE OF SAID DAVIDSON TRACT
AND WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO.
678 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS
OF 770.94 FEET AND AN ARC LENGTH OF 21.33 FEET, BEING
SUBTENDED BY A CHORD OF SOUTH 70 DEGREES 18 MINUTES
43 SECONDS WEST FOR A DISTANCE OF 21.33 FEET TO A $\frac{1}{2}$ "
CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS EAST
A DISTANCE OF 127.36 FEET TO A 1/2" CAPPED IRON ROD SET
FOR CORNER;

THENCE SOUTH 77 DEGREES 45 MINUTES 30 SECONDS WEST
A DISTANCE OF 145.53 FEET TO A 1/2" CAPPED IRON ROD SET
FOR CORNER IN THE WEST LINE OF SAID DAVIDSON TRACT
AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN
THE DEED TO JACQUITA SURRET AS RECORDED IN VOLUME
868, PAGE 251, SAID DEED RECORDS;

THENCE NORTH 12 DEGREES 56 MINUTES 13 SECONDS WEST
WITH THE WEST LINE OF SAID DAVIDSON TRACT AND WITH
THE EAST LINE OF SAID SURRET TRACT A DISTANCE OF
111.58 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER AT
THE NORTHWEST CORNER OF SAID DAVIDSON TRACT AND AT
THE NORTHEAST CORNER OF SAID SURRET TRACT AND IN A
SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED
TO FARR TRUST AGREEMENT AS RECORDED IN VOLUME 1441,
PAGE 738 SAID DEED RECORDS;

THENCE NORTH 77 DEGREES 45 MINUTES 30 SECONDS EAST
WITH THE NORTH LINE OF SAID DAVIDSON TRACT AND WITH A
SOUTH LINE OF SAID FARR TRACT A DISTANCE OF 192.97
FEET TO A 1/2 CAPPED IRON ROD FOUND FOR CORNER AT
THE NORTHEAST CORNER OF SAID DAVIDSON TRACT AND IN
A SOUTH LINE OF SAID FARR TRACT AND AT THE NORTHWEST
CORNER OF SAID WALLACE TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST
WITH THE EAST LINE OF SAID DAVIDSON TRACT AND WITH
THE WEST LINE OF SAID WALLACE TRACT AND ALONG OR
NEAR A FENCE A DISTANCE OF 238.98 FEET TO THE PLACE OF
BEGINNING AND ENCLOSING 0.518 OF AN ACRE OF LAND
MORE OR LESS.