

**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 January 28, 2019, Kelli Hardge a/k/a Kelli Renee Hardge conveyed to Tim Williams, as Trustee, the property situated in Caldwell County, Texas, to wit:

Property:        See Exhibit "A" attached hereto, as well as a 2018 Southern Energy Homes Inc., Serial Numbers SFW019491TXA and SFW019491TXB; HUD Label/Seal Numbers NTA1799041 and NTA1799042, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Kelli Hardge a/k/a Kelli Renee Hardge and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on February 5, 2019 under Instrument Number: 2019-000528 in the Official Public Records of Caldwell County, Texas (hereinafter "Deed of Trust"); and

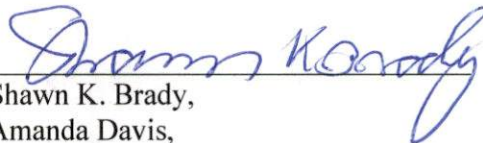
WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

Filed this 12<sup>th</sup> day of January 2021  
12:13 P M  
\_\_\_\_\_  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Brenda Flores Deputy  
Brenda Flores

**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 2<sup>nd</sup> day of February, 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 outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado St., Lockhart, Caldwell County, Texas 78644, 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 11<sup>th</sup> day of January, 2021.



Shawn K. Brady,  
Amanda Davis,  
Kylie Hancock,  
Sonya Wade, and/or  
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:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902

**EXHIBIT "A"**

BEING all that certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Thomas Yates Survey and being also a part of a 17 acre tract of land designated as the Second Tract, conveyed by Gene Milligan to Marcos Reyes by deed recorded in Volume 448, Page 602 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeast line of County Road #238, in the West corner of the above mentioned 17 acre tract, for the West corner of this tract;

THENCE North  $48^{\circ} 42'$  East with the Northwest line of the said 17 acre tract 751.25 feet to an iron pin set for the North corner of this tract;

THENCE South  $40^{\circ} 26'$  East 225.00 feet to an iron pin set for the East corner of this tract;

THENCE North  $48^{\circ} 42'$  West 751.25 feet to an iron pin set on the Northeast line of CR #238 for the South corner of this tract;

THENCE North  $40^{\circ} 26'$  West 225.00 feet to the PLACE OF BEGINNING containing 3.88 acres of land. As surveyed by Claude F. Hinkle, Registered Public Surveyor No. 1612 in May 1983.