

FILED FOR RECORD
AT 11 O'CLOCK 12 M.

JUL 15 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

2013-120

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 30, 2008, Kevin Taylor a/k/a Kevin M. Taylor a/k/a Kevin Michael Taylor and Betty Taylor a/k/a Betty A. Taylor a/k/a Betty Ann Taylor a/k/a Betty A. Taylor Thompson conveyed to Tim Williams, as Trustee, the property situated in Navarro County, Texas, to wit:

Property: See Exhibit "A", as well as a Legacy Housing Ltd. manufactured home, 15.5' x 44' and 15.5' x 44', Serial Numbers LH09TX4014A and LH09TX4014B; HUD Label/Seal Numbers NTA1479215 and NTA1479216, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

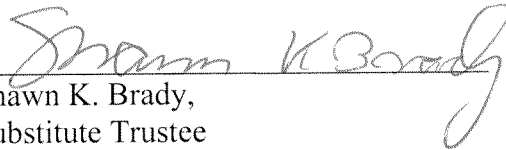
To secure that certain Note executed by Kevin Taylor a/k/a Kevin M. Taylor a/k/a Kevin Michael Taylor and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust recorded on October 20, 2008 under Instrument/Document No. 00009528 in the Official Records of Navarro 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 6th day of August, 2013, I will begin to sell the Property at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front entrance steps to the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Navarro County, Texas, 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 12th day of July, 2013.


Shawn K. Brady,
Substitute Trustee

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 Centre Square
Knoxville, Tennessee 37902

EXHIBIT "A"

All that certain lot, tract or parcel of land, being 15.041 acres situated in the A. Hulver Survey, Abstract No. 368, in Navarro County, Texas, and being apart of a called 165.323 acres tract described in Deed from Buford Dyer, Sr. to James H. Covington, dated December 4, 1980, recorded in Volume 949, Page 865, of the Deed Records of Navarro County, Texas. Said 15.041 acres are more fully described as follows:

BEGINNING at a point in a county road for corner, corner is at the southeast corner of the called 165.323 acres tract, and a 5/8" rod bears N 29° 52' W at 25 feet;

THENCE S 68° 32' 02" W, 699.58 feet with the south line of said tract and county road to a point in road for corner, and a 5/8" rod bears N 30° 12' 47" W at 20 feet;

THENCE N 30° 12' 47" W, 892.44 feet to a 5/8" rod for corner;

THENCE N 60° 10' 49" E, 697.47 feet to a 5/8" rod for corner in the east line of the called 165.323 acres tract;

THENCE S 29° 52' E, 994.06 feet with the east line of said tract to the place of beginning containing 15.051 acres of land, of which 0.33 acre is within county road.

SAVE AND EXCEPT:

All that certain lot, tract or parcel of land situated in the Adam Hulver Survey Abstract 368, Navarro County, Texas, and being all of a called 1.00 acre tract of land described by deed recorded in Volume 1209, Page 338 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a set 1/2" iron rod and found nail for the southwest corner of this tract and the above mentioned 1.00 acre tract located in the center line of County Road No. NW2220; Witness N 29° 59' 13" W, 19.1 feet, a fence corner post;

THENCE generally along a fence N 29° 59' 13" W, 197.17 feet to a found 1/2" iron rod for the northwest corner of this tract;

THENCE generally along a fence N 65° 48' 57" E, 219.56 feet to a found 1/2" iron rod for the northeast corner of this tract;

THENCE S 28° 14' 18" E, 206.78 feet to a set 1/2" iron rod for the southeast corner of this tract located in said center line of County Road No. NW2220; Witness: N 28° 14' 18" W, 23.0 feet, a set 1/2" iron rod;

THENCE with said center line S 68° 30' 55" W, 214.41 feet to the place of beginning and containing 1.00 acre of land.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.