

2015-113
FILED FOR RECORD
AT 11:20 O'CLOCK 2 M.

JUL 14 2015

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

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 of 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 duty military service to the sender of this notice immediately.

Date of Security Instrument: August 9, 2006

Grantor(s): Len Hill, An Unmarried Person

Original Mortgagee: 21st Mortgage Corporation

Recording Information: Document #00009356, Official Public Records Navarro County, Texas.

Current Mortgagee: 21st Mortgage Corporation

Mortgage Servicer: Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any Servicing agreement and Texas Property Code §51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

Date of Sale: August 4, 2015

Time of Sale: 11:00 AM or not later than three hours after that time.

Place of Sale: THE FRONT STEPS OF THE NAVARRO COUNTY COURHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS' COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Legal Description of property to be sold:

BEING A PART OF A TRACT OF LAND SITUATED IN THE P.H. FISHER SURVEY, ABSTRACT NO. 276, CONVEYED TO MARGIE HILL AS RECORDED IN VOLUME 1789, PAGE 735 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND CONTAINING 217,800 SQUARE FEET OR 5.000 ACRES OF LAND, MORE OR LESS; AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED AND MADE PART HEREOF; AS WELL AS A 2007 PALM HARBOR MANUFACTURING LP MANUFACTURED HOME, 30' X 64', SERIAL NOS. PH1710646A / PH1710646B, HUD LABEL NOS. PFS0975477 / PFS0975478, TOGETHER WITH ANY AND ALL APPLIANCES SPECIFICALLY LISTED IN THE INSTALLMENT CONTRACT - SECURITY AGREEMENT DATED AUGUST 9, 2006.

Terms of sale: Cash

[Signature]
Bennett M. Wyse
Substitute Trustee
Pratt, Aycock & Associates, PLLC
4221 Preston Road, Suite 100
Frisco, Texas 75034

Return to:
Pratt, Aycock & Associates, PLLC
4221 Preston Road, Suite 100
Frisco, Texas 75034



4534221

EXHIBIT "A"

BEING a part of a tract of land situated in the P.H. Fisher Survey, Abstract No. 276, conveyed to Margie Hill as recorded in Volume 1789, Page 735 of the Deed Records of Navarro County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the Northeast right of way County Road 3170, being the South corner of said Hill tract and being a West corner of a tract of land conveyed to Hill Revocable Trust as recorded in Volume 1789, Page 726 of the Deed Records of Navarro County, Texas;

THENCE North 63 degrees 06 minutes 06 seconds West along said Northeast right of way of County Road 3170, a distance of 300.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 56 degrees 36 minutes 06 seconds West along said Northeast right of way of County Road 3170, a distance of 300.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 52 degrees 06 minutes 06 seconds West along said Northeast right of way of County road 3170, a distance of 273.82 feet to a 1/2 inch yellow-capped iron rod set for corner,

THENCE North 48 degrees 24 minutes 08 seconds East a distance of 380.48 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being in a Northeast line of said Hill tract and being the Southwest line of said Hill Revocable Trust tract;

THENCE South 41 degrees 02 minutes 36 seconds East, a distance of 463.18 feet to a fence post found for corner;

THENCE South 25 degrees 46 minutes 55 seconds West, a distance of 75.00 feet to the **PLACE OF BEGINNING** and containing 217,800 square feet or 5.000 acres of land, more or less.