

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
LAMAR COUNTY, TEX.

17 JAN 11 AM 11:26

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 AT LAW AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

BY _____ 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 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 September 21, 2007, Janice C. Coulter conveyed to Tim Williams, as Trustee, the property situated in Lamar County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2007 Silver Creek Homes Inc. "Accelerator" manufactured home, Serial Numbers SCH01079064A and SCH01079064B; HUD Label/Seal Numbers NTA1427076 and NTA1430089, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

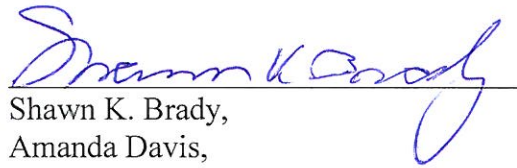
To secure that certain Note executed by Janice C. Coulter and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on September 27, 2007 under Document Number: 00053128, BK OR, VOL 1945, PGS 100-119 in the Official Records of Lamar County, Texas (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 7th day of February, 2017, 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 east foyer, just inside the first floor east entrance of the Lamar County Courthouse, 119 N. Main, Paris, Lamar County, Texas, or as designated by the County Commissioner, 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 9th day of January, 2017.

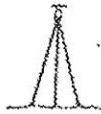


Shawn K. Brady,
Amanda Davis,
Diana Wilson, and
Nancy Hendley,
Substitute Trustee

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:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902



Nelson Surveying Company

920 North Main Street Paris, Texas 75460

903-785-3551 fax 903-785-3399 e-mail jmn@stargate.1starnet.com

Jim Nelson, owner

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4025

WB#15160 Dist-327 LCR #1190 AMurphy#507

FIELD NOTES

Situated about 14 miles South 65° East of the City of Paris, County of Lamar, and State of Texas, a part of the A. Murphy Survey #527, and being a part of a called 102.27 acre tract of land conveyed Wayne Brannan by deed recorded in Vol. 1045, Page 17, of the Real Property Records of said County and State.

Beginning at an iron pin (f) for corner at the Southerly Southwest corner of said 102.27 acre tract and at the Southeast corner of a called 2.001 acre tract of land conveyed William Benjamin Caffrey et ux by deed recorded in Vol. 860, Page 233, of said Real Property Records.

Thence North 0°0'01" West at 381.93 ft, passing a post (f) at an ei corner of said 102.27 acre tract, the Northeast corner of said 2.001 acre tract, and the Southeast corner of a 4.201 acre tract of land surveyed this same day, and continuing on a total distance of 778.14 feet to a capped (JMN - 4025) iron pin (s) for corner at the Northeast corner of a 4.137 acre tract of land surveyed this same day;

Thence North 82°21'00" East along the Westerly North Boundary Line of said 102.27 acre tract and the Southerly South Boundary Line of a called 110.08 acre tract of land conveyed Gina LaNail Lane by deed recorded in Vol. 642, Page 296, of the Deed Records of said County and State, a distance of 280.64 feet to a capped (JMN - 4025) iron pin (s) for corner at the Northwest corner of a 5.201 acre tract of land surveyed this same day;

Thence South 0°18'33" West a distance of 783.92 feet to a capped (JMN - 4025) iron pin (s) for corner at the Southwest corner of said 5.201 acre tract;

Thence North 89°31'31" West along the North Boundary Line of Lamar County Road #15160, a distance of 260.40 feet to the place of beginning and containing 5.173 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 28th day of March, 2001, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480891 of the Flood Hazard Boundary Maps.


J.M. Nelson, RPLS of Texas, #4025

3-26-01
date

