

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.**

FILED FOR RECORD  
LAMAR COUNTY, TEX  
12 AM 11:55  
TERRY THOMAS  
COUNTY CLERK  
DEPUTY

STATE OF TEXAS                    §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 8, 2014, Hunter B. Bramlett a/k/a Hunter Bramlett 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 CMH Manufacturing, Inc. dba Clayton Homes-Sulphur Springs "38COL28483VH14" manufactured home, 26' x 48', Serial Numbers CSS014375TXA and CSS014375TXB; HUD Label/Seal Numbers HWC0431925 and HWC0431926, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Hunter B. Bramlett a/k/a Hunter Bramlett and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 13, 2014 under Document/Instrument No. 117932-2014 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.

COPY





**NOW, THEREFORE,** notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of January, 2018, 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 9<sup>th</sup> day of December, 2017.

  
Shawn K. Brady,

Amanda Davis,  
Rick Petersen,  
Karen Petersen, and/or  
Lori Puckett, any to act,  
Substitute Trustee

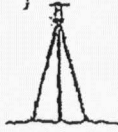
c/o BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

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



EXHIBIT A



Nelson Surveying Company

920 North Main Street Paris, Texas 75480
903-785-3551 fax 903-785-3399 e-mail jimn@stargate.1starnet.com
Jim Nelson, owner

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

These field notes are for use only by the group or persons notified in. Surveyor assumes no liability for any modification or unauthorized copies.

Whitaker 2 Dist. 566 (536) LCR 22900 JThomas #996

Reference Bearing: Center Line of Lamar County Road 22900

FIELD NOTES

Situated about 3 miles South 40° West of the City of Paris, County of Lamar, and State of Texas, a part of the John Thomas Survey #938, and being a part of tract #1, a called 93.2 acre tract of land conveyed to Philip Whitaker et ux by deed recorded in Vol. 521, Page 101, of the Real Property Records of said County and State.

Beginning at a 1/2" capped (JMN - 4025) iron pin (s) for corner at the Northerly Northwest corner of said Whitaker 93.2 acre tract and at the Northeast corner of a called 23.30 acre tract of land conveyed to James H. Vance et ux by deed recorded in Vol. 1111, Page 1, of said Real Property Records.

Thence South 89°36'19" East along the South Boundary Line of Lamar County Road 22900 a distance of 154.61 feet to a chain link post (f) for corner at the Northwest corner of a 1.883 acre tract of land surveyed this same day;

Thence South 4°52'05" East along a partial fence a distance of 327.49 feet to a 1/2" capped (JMN - 4025) iron pin (s) for corner at the Southwest corner of said 1.883 acre tract and in a North Boundary Line of a 479.287 acre tract of land surveyed by me on the 27th day of March, 2003;

Thence West a distance of 187.99 feet to a 1/4" capped (JMN - 4025) iron pin (s) for corner at a Northwest corner of said 479.287 acre tract;

Thence North 0°58'46" East along the Northerly West Boundary Line of said Whitaker 93.2 acre tract and along the East Boundary Line of said Vance 23.30 acre tract, a distance of 327.42 feet to the place of beginning and containing 1.285 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify to Philip Whitaker, 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 15th day of April, 2003, 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 0008 A of the Flood Hazard Boundary Maps.



J.M. Nelson (handwritten signature)

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

4-15-03 date



