

100-0018FC

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.

FILED BY ATTORNEY
2016 MAY 16 PM 12 18

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 §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 29, 2004, Elsa Apolonio and Ezequias Jimenez conveyed to Tim Williams, as Trustee, the property situated in Shelby County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as an American Homestar of Lancaster "Galaxy" manufactured home, Serial Numbers OC010515055A and OC010515055B; HUD Label/Seal Numbers PFS0853647 and PFS0853648, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

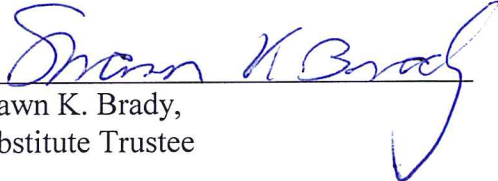
To secure that certain Note executed by Elsa Apolonio and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on June 29, 2004 under Document/Instrument #2004-3591 (B-992, P-548-564) and re-filed and re-recorded on December 2, 2004 under Document/Instrument #2004-6948 (B-1005, P-582-598) in the Official Public Records of Shelby 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 June, 2016, 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 area within a 100-foot radius of the southeastern door of the house provided for holding district court and/or the front steps of the Shelby County Courthouse at 200 San Augustine, Center, Shelby 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 13th day of May, 2016.


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

BEING 2.26 acres of land, more or less, a part of the A. A. GEORGE SURVEY, ABST. NO. 261, Shelby County, Texas, and being the same land described in the Deed from Doris Bradshaw Hawitt et al to Royce Lynn Johnson and wife, Louise Johnson, dated September 6 1968, recorded in Vol. 457, Page 864, Deed Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a nail on the centerline of State F. M. Highway 711 on or near the E. line of the S. A. Owens Survey, Abst. No. 952, and the upper W. line of the T. E. Smith Survey, Abst. No. 873, Shelby County, Texas, and from which nail the S. W. C. of the E. F. Bradshaw 5.85 acre tract and the lower N. W. C. of the Roy Rudd 27 acre tract out of the E. F. Bradshaw 32.85 acre tract in said Smith Survey brs. S. 2° 32' E. 121 vrs., the S. W. C. of said George Survey and the upper N. W. C. of said Smith Survey, brs. N. 1° 15' W. 35.7 vrs. and a 1/2 in. galvanized iron pipe brs. E. 18 vrs.;

THENCE E. into said Bradshaw 5.85 acre tract a distance of 119.1 vrs. to an auto axle in an open pasture;

THENCE N. 1° 15' W. crossing the N. line of said 5.85 acre tract at 35.7 vrs. and continuing to a total distance of 107 vrs. to an auto axle;

THENCE W. a distance of 119.1 vrs. to a point on the centerline of State F. M. Highway 711 on or near the W. line of the E. F. Bradshaw 30 acre tract in the A. A. George Survey and from which point a 1/2 in. galvanized iron pipe brs. E. 18 vrs.;

THENCE S. 1° 15' E. along the centerline of said highway a distance of 107 vrs. to the Place of Beginning, containing 2.26 acres of land, more or less.