

By *[Signature]*  
JC Perez III, Co. Clerk, Jim Wells Co., Texas  
Deputy  
DEC 13 2016  
FILED  
AT 10:00 CLOCK  
M

**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.**

STATE OF TEXAS                    §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 29, 2006, Richard T. Saenz a/k/a Richard Saenz and Norma Saenz conveyed to Tim Williams, as Trustee, the property situated in Jim Wells County, Texas, to wit:

Property:            See Exhibit "A" attached hereto, as well as a Crest Ridge Homes Inc. "Amarillo" manufactured home, 32' x 56', Serial Numbers CRH2TX03440A and CRH2TX03440B; HUD Label/Seal Numbers PFS0677639 and PFS0677640, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

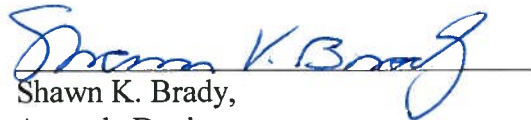
To secure that certain Note executed by Richard T. Saenz a/k/a Richard Saenz and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on December 12, 2006 under Document Number: 379624, BK OR, VOL. 973, PGS. 522-538 in the Official Records of Jim Wells 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 3<sup>rd</sup> day of January, 2017, the Property will be sold at auction at the earliest of 1:00 p.m. or no later than three (3) hours after that time at the south side door of the Jim Wells County Courthouse, 200 North Almond Street, Alice, Jim Wells 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 4:00 p.m.

Witness my hand this the 12<sup>th</sup> day of December, 2016.



Shawn K. Brady,  
Amanda Davis,  
Diana Wilson, and  
Kelli Owens,  
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'**

File No.: 899001-CC30 (ALM)  
Property: 870 County Road 401 #1, , TX

Being 3.44 acres of land more or less out of and forming a part or portion of the mid portion of a 157.88 acre Tract set aside to Encarnacion Garza De Saenz in partition Deed in Volume 64, Page 95, Deed Records of Jim Wells County, Texas and 26.93 acres of Tract 4 set aside to Eliazar G. Saenz in Partition dated August 2, 1965 in Case N. 1760, or Original Share No. 7 of the El PAISANO GRANT ABSTRACT 170, Jim Wells County. Said 3.44 acres of land being more particularly described as follows:

BEGINNING at a set ½ Inch iron rod in the mid portion of a 157.88 acre tract set aside to Encarnacion Garza De Saenz in Partition Deed in partition Deed in Volume 64, Page 95, Deed Records of Jim Wells County, Texas and 26.93 acres of Tract 4 set aside to Eliazar G. Saenz in Partition dated August 2, 1965 in Case N. 1760, or Original Share No. 7 of the El Paisano Grant Abstract 170, Jim Wells County, Texas for the Southwest corner of said Share 7 of the El Paisano Grant in Jim Wells County, Texas;

THENCE N 89° 34' 21" E, 934.26 feet, to a set ½ Inch iron rod, for Southeast corner hereof;

THENCE S 00° 42' 59" E, 160.60 feet, to a set ½ Inch iron rod for Southeast corner hereof;

THENCE S 89° 34' 21" W, 934.26 feet, to a set ½ Inch iron rod for Southwest corner hereof;

THENCE with the East Right of Way Easement of Farm Road No. 206, N 00° 42' 59" W, 160.60 feet, to the PLACE OF BEGINNING and containing within these metes and bounds 3.444 acres of land more or less.

A.P.N.

# BRADY LAW FIRM, PLLC

SHAWN K. BRADY  
ATTORNEY AT LAW

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December 12, 2016

Via FedEx  
Jim Wells County Clerk  
200 North Almond Street, Room 103  
Alice, Texas 78332

RE: **FILING AND POSTING NOTICE OF SUBSTITUTE TRUSTEE'S SALE;**  
*Richard T. Saenz a/k/a Richard Saenz and Norma Saenz; 21STMORT-1954*

Dear Clerk:

Enclosed please find the original and three (3) copies of a Notice of Substitute Trustee's Sale which I would appreciate your filing/time-stamp in the Jim Wells County Clerk's Office immediately. **Please file/time-stamp the enclosed and return a copy to the undersigned in the postage pre-paid self-addressed stamped return envelope being provided for your convenience.** I have enclosed our firm check in the amount of \$17.00 made payable to the "Jim Wells County Clerk" to cover the fee.

**I would also request that the Notice of Substitute Trustee's Sale be posted at the appropriate location in the Jim Wells County Courthouse.** Your office advised that the Jim Wells County Clerk's Office handles the posting of the Notice. **We request that the Notice of Substitute Trustee's Sale be filed/time-stamped and posted on TUESDAY, DECEMBER 13, 2016.**

Thank you for the courtesies extended. **Should you have any questions or comments, please do not hesitate to contact me or my Assistant Amanda Davis at (972) 424-7200.**

Sincerely,

/s/Shawn K. Brady  
Shawn K. Brady,  
Amanda Davis,  
Diana Wilson, and  
Kelli Owens,  
Substitute Trustee

/ald  
Enclosures