

4:23 FILED
AT 12 o'clock P M
MAY 12 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JC Perez IV, Co. Clk., Jim Wells Co., Texas

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SECURE 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 11, 2009, Rene G. Sanchez and Ida M. Sanchez a/k/a Ida Sanchez 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 2000 Palm Harbor manufactured home, 28' x 76', Serial Numbers MP159346A and MP159346B; HUD Label/Seal Numbers PFS0689870 and PFS0689871, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

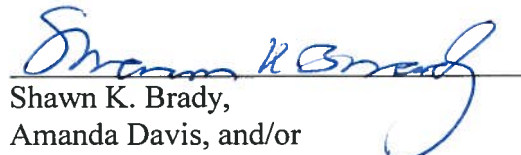
To secure that certain Note executed by Rene G. Sanchez and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on November 19, 2009 under Document Number: 401833 and Corrected Deed of Trust filed and recorded on April 26, 2017 under Document Number: 449027 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 6th day of June, 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 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 1:00 p.m.

Witness my hand this the 11th day of May, 2017.


Shawn K. Brady,
Amanda Davis, and/or
David O. Gonzalez, 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:

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

EXHIBIT "A"

Being a 162.66' x 1365.5' tract out of a certain 141.83 acre tract described as First Tract in that certain deed from Wilfred J. Ortman, et ux, to Jack J. Hinkle, et ux, dated June 24, 1965, recorded in Volume 235, Page 358, of the Deed Records of Jim Wells County, Texas, to which deed reference is made for all purposes, which 162.66' x 1365.5' tract is more particularly described by metes and bounds as follows:

BEGINNING at a stake in the North margin of a county road and the Southwest boundary of said 141.83 acre tract, for the South corner of this tract, which stake is 325.32' N. 54 1/2° W. of the most southerly corner of said 141.83 acre tract;

THENCE, with the North margin of said county road, and with the Southwest boundary of said 141.83 acre tract, N. 54 1/2° W., 162.66' to a stake for the West corner of this tract;

THENCE, parallel to the Southeast boundary of said 141.83 acre tract, N. 47° E., 1365.5' to a stake for the North corner of this tract;

THENCE, parallel to FM 624 and the Northeast boundary of said 141.83 acre tract, S. 54 1/2° E., 162.66' to a stake for the East corner of this tract;

THENCE, parallel to the Southeast boundary of said 141.83 acre tract, S. 47° W., 1365.5' to the PLACE OF BEGINNING, containing 5.09899 acres of land, more or less.