

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

AT 3:55 O'CLOCK P.M.  
APR 05 2008  
County Clerk, Angelina County, Texas  
By: [Signature]

**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           §  
  §  
COUNTY OF COLLIN       §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 8, 2006, Albaro Escobedo conveyed to Tim Williams, as Trustee, the property situated in Angelina County, Texas, to wit:

Property:       See Exhibit "A" attached hereto, as well as a 2006 manufactured home 32' x 40', Serial Numbers CSS007438TXA and CSS007438TXB; HUD Label/Seal Numbers HWC0370766 and HWC0370767, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

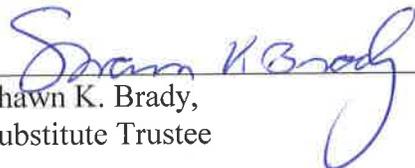
To secure that certain Note executed by Albaro Escobedo and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 15, 2006 under Instrument/Document Number: 2006-00217809 in the Official Records of Angelina County, Texas (hereinafter "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 May, 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 Angelina County Courthouse Annex, 606 East Lufkin Ave., Lufkin, Angelina County, Texas, in the hallway outside the Commissioners' Courtroom adjacent to the Atrium; at times it may become impractical to hold foreclosure sales in the hallway outside the Commissioners' Courtroom due to designated holidays during which Angelina County Offices are closed or if the Courtroom is being used for elections, the front steps of the main entrance to the Angelina Count Courthouse is designated as an alternate place for conducting foreclosure sales, 215 East Lufkin Ave., Lufkin, Angelina 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 1<sup>st</sup> day of April, 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:**

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

## EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of that certain called 5-11/100 acre tract described in a deed from I. G. Gentry to Steve Elliott, dated June 6, 1996 and recorded in Volume 1066, on Page 698 of the Real Property Records of said County to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 17° 27' 06" W 105.19 feet from a 1/2" iron pin found for the Northwest corner of the aforesaid referred to 5-11/100 acre tract at a point for corner on the West boundary line of same and the West Right of Way line of F. M. Highway No. 2109, same being the East Right of Way line of the Union Pacific Railroad;

THENCE East crossing the said Highway, at 104.83 feet pass on line a 1/2" iron pin set for reference on the East Right of Way of same, at 195.58 feet a 1/2" iron pin set for corner;

THENCE S 07° 37' 55" E, at 185.59 feet a 1/2" iron pin set for corner;

THENCE West, at 173.23 feet pass on line a 1/2" iron pin set for reference on the said East Right of Way line of the said Highway, crossing said Highway, at 278.05 feet intersect the West boundary line of the said 5-11/100 acre tract, the West Right of Way of the said Highway and the East Right of Way of the said Railroad, a point for corner;

THENCE N 17° 27' 06" E, with the West boundary line of the said 5-11/100 acre tract, the West Right of Way line of the said Highway and the East Right of Way line of the said Railroad, at 192.82 feet the point and place of beginning and containing 1.00 acre of land, more or less, of which 0.44 acre lies within the said Highway.

Bearings based on called bearing of West for the South boundary line of the said 5-11/100 acre tract.