

FILED
AT 10:50 O'CLOCK A.M.

JUN 13 2023

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: *MC*

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 April 9, 2018, Edgar Gordan Mathews a/k/a Edgar G. Mathews and Tonya Michelle Waterman a/k/a Tonya M. Waterman 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 2018 CMH Manufacturing/Clayton manufactured home, Serial Numbers CSS019635TXA and CSS019635TXB; HUD Label/Seal Numbers NTA1802392 and NTA1802393, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

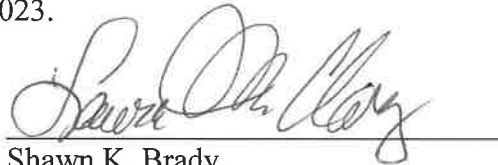
To secure that certain Note executed by Edgar Gordan Mathews a/k/a Edgar G. Mathews and Tonya Michelle Waterman a/k/a Tonya M. Waterman and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on April 12, 2018 under Document/Instrument No. 2018-00364535 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 Wednesday, the 5th day of July, 2023, 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 Angelina County Courthouse Annex, 606 East Lufkin Ave., Lufkin, Angelina County, Texas; at times it may become impractical to hold foreclosure sales at the above address so such sales may take place inside the main lobby of the Angelina County Courthouse located at 215 E. Lufkin Ave., Lufkin Texas; or the sale may take place at a location 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 June, 2023.



Shawn K. Brady,
Kevin M. Fuller
Laura McClary
Shelly Godwin
Leslie Wren, any to act,
Substitute Trustee

BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Centre Square
Knoxville, Tennessee 37902
c/o BRADY LAW FIRM, PLLC

Exhibit A

All that certain tract of land lying and being situated in Angelina County, Texas, and being a portion of a 15.5 acre tract out of the J. R. CHEVANO LEAGUE, in Angelina County, Texas, as same is described in a deed from I. D. Johnson and wife, to Ellis Williams and wife, dated October 18, 1940, recorded in Volume 97, Page 76, of the Deed Records of Angelina County, Texas, being more particularly described as follows, to-wit:

BEGINNING at an iron pipe for corner in the W.B. Line of said 15.5 acre tract, at a point 371.8 feet N 20 deg. W, from its S. W. corner;

THENCE N 20 deg. W, with the W. B. Line of said 15.5 acres, 297.3 feet to an iron pipe in same;

THENCE N 70 deg. 05' E, 479.1 feet to an iron pipe for corner;

THENCE S 19 deg. 27' E, with 148.6 feet to an iron pipe for corner;

THENCE N 70 deg. - 09 E, 271.2 feet to an iron axle for corner in the E.B.L. of said 15.5 acre tract;

THENCE S 20 deg. 27' E, with the E.B. Line of said 15.5 acres, 140.3 feet to a pipe for corner;

THENCE S 69 deg. 27' W, 749.25 feet to the Place of Beginning, containing 4.118 acres of land.