

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 July 26, 2011, William Ray Ross and Sarah Ross 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 2011 Elliott Homes Inc. "2011 Solitaire" manufactured home, 28' x 76', Serial Numbers EHIMOK7015F and EHIMOK7015B; HUD Label/Seal Numbers NTA1538817 and NTA1538818, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by William Ray Ross and Sarah Ross and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 2, 2011 under Instrument/Document Number: 2011-00282843 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.

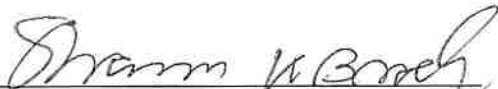
FILED
AT 11:14 O'CLOCK A.M.

JUN 15 2020

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MO

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of July, 2020, 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, 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 12th day of June, 2020.


Shawn K. Brady,
Amanda Davis, Amanda Campbell,
Sonya Wade, Rick Petersen,
Karen Petersen, Mark Moreland, and/or
Kevin Fuller, 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"

All that certain tract or parcel of land situated in Angelina County, Texas, a portion of the Miguel Torres 177 acre tract, Abstract No. 607, that was conveyed by A. C. Williams Substitute Trustee, to J. C. Carlton, by deed of record in Book 83, Page 203 of the Deed Records of Angelina County, Texas, and is described as follows:

BEGINNING at the N E corner of a tract heretofore conveyed by J. C. Carlton and wife, Linna Carlton to Lee O'Neal, a stake in the N.B. line, at a point 214.55 vrs from the N.W. corner of same;

THENCE E 55 vrs to a stake for corner;

THENCE S 474 vrs to S boundary line;

THENCE W 65 vrs to S.E. corner of Lee O'Neal's 5.46 acre tract;

THENCE N 474 vrs to the place of beginning, containing 5.46 acres, more or less.