

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

21 JUN 15 PM 2:07

**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 10, 2006, D'Angela S. Johnson a/k/a D'Angela Johnson conveyed to Tim Williams, as Trustee, the property situated in Marion County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a manufactured home, 28' x 40', Serial Numbers 12334888A and 12334888B; HUD Label/Seal Numbers PFS0715194 and PFS0715195, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

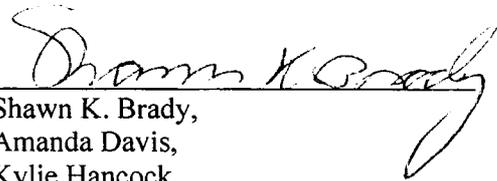
To secure that certain Note executed by D'Angela S. Johnson a/k/a D'Angela Johnson and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed on November 22, 2006 and recorded on November 30, 2006 under Document/File Number 4287, VOL. 732, PGS. 480-496 in the Official Public Records of Marion 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 6<sup>th</sup> day of July, 2021, 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 Thomas Jefferson Park, 114 W. Austin Street, Jefferson, Marion 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 14<sup>th</sup> day of June, 2021.



Shawn K. Brady,  
Amanda Davis,  
Kylie Hancock,  
Diana Moreland, and/or  
Mark Moreland, any to act,  
Substitute Trustee

c/o BRADY LAW FIRM, PLLC  
6136 Frisco Square Blvd., Suite 400  
Frisco, Texas 75034  
(469) 287-5484 Telephone  
(469) 287-5485 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 5.000 ACRE TRACT OF LAND SITUATED IN THE GAINS COOR SURVEY, ABSTRACT NO. 77, MARION COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 10.182 ACRES OF LAND CONVEYED FROM DEBORAH A. LARKIN AND THE ESTATE OF FRANCES J. PALMER TO SHARON RUTH LAMBETH BY WARRANTY DEED, RECORDED THE 22ND DAY OF JUNE, 2000 IN VOLUME 621, PAGE 841 OF THE DEED RECORDS (D.R.) OF MARION COUNTY, TEXAS AND THE SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 1/2" iron rod found with cap (basis of bearing) for the Southwest corner of said Lambeth 10.182 acre tract, being the Southwest corner of the Lula Laduke 5.000 acre tract as recorded in Volume 577, Page 833 (D.R.), being situated in the Northerly boundary line of Highway 49 (120' R.O.W.), from said rod the concrete right of way monument bears N 61° 51' 51" W, 681.31 feet;

THENCE along the West boundary line of said Lambeth 10.182 acre tract with the East boundary line of said Laduke tract N 00° 04' 53" W (call by said Lambeth 10.182 acre tract deed N 00° 04' 53" W, 734.36', basis of bearing), at 28.25 feet passing the 3/4" iron pipe found (bent) and continuing on for an overall distance of 734.36 feet (call by said Laduke 5.000 acre tract deed S 00° 04' 53" E, 734.35') to the 3/4" iron sucker rod found (basis of bearing) for the Northwest corner of said Lambeth 10.182 acre tract, being the Northeast corner of said Laduke 5.000 acre tract, being situated in the South boundary line of the Sydney Hart 100 acre tract as recorded in Volume G-1, Page 359 (D.R.), from said rod the 26" blackjack with "X" bears S 29° 51' E, 14.47 feet and the 1/2" iron rod found for the Northwest corner of said 5.000 acre tract bears N 89° 50' 11" W, 337.87 feet;

THENCE along the North boundary line of said Lambeth 10.182 acre tract with the South boundary of said Hart 100 acre tract S 89° 50' 11" E, 270.14 feet to the 1/2" iron rod set for the Northeast corner of the herein described tract, from said rod the 1/2" iron rod found for the Northeast corner of said Lambeth 10.182 acre tract bears S 89° 50' 11" E, 239.65 feet;

THENCE along the East boundary line of the herein described tract crossing said Lambeth 10.182 acre tract S 00° 04' 53" E, 878.15 feet to the 1/2" iron rod set for the Southeast corner of the herein described tract, being situated in the Southerly boundary line of said Lambeth 10.182 acre tract, being situated in the Northerly boundary line of said Highway 49, from said rod the concrete right of way monument found bears S 61° 51' 51" E, 172.17 feet;

THENCE along the Southerly boundary line of said Lambeth 10.182 acre tract with the Northerly boundary line of said Highway 49 N 61° 51' 51" W, 306.57 feet to the POINT OF BEGINNING and containing 5.000 acres of land, more or less.