

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 December 22, 2015, Courtney A. Mitchell conveyed to Tim Williams, as Trustee, the property situated in Llano County, Texas, to wit:

Property:

Being Lot Nos. Three (3), Four (4), Five (5), and Six (6), and a portion of Lot Nos. Two (2) and Seven (7), Block No. Eight (8), Davis Addition to the Town of Llano, Llano County, Texas according to the plat recorded in Volume 34, Page 49, Deed Records of Llano County, Texas, as well as a Palm Harbor Homes, Inc. manufactured home, 32' x 60', Serial Numbers PHH320TX1525427A and PHH320TX1525427B; HUD Label/Seal Numbers PFS1159010 and PFS1159011, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Courtney A. Mitchell and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on January 5, 2016 under Document/Instrument No. 16-00039, VOL. 1562, PAGES 2478-2496 in the Official Public Records of Llano County, Texas (hereinafter "Deed of Trust"); and

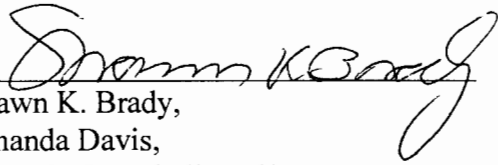
WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

FORECLOSURE
FILED FOR POSTING
Marci Haderer
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *A. Anderson* DEPUTY
DATE 9-10-19
TIME 12:30pm

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 1st day of October, 2019, 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 Courthouse south door, 801 Ford Street, Llano, Llano 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 9th day of September, 2019.


Shawn K. Brady,
Amanda Davis,
Amanda Campbell, and/or
Perry Thomas, 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