

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.

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
AUG 15 PM 1:42
[Handwritten Signature]

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 16, 2005, Alton M. Chesne and Linda J. Chesne conveyed to Tim Williams, as Trustee, the property situated in Hunt County, Texas, to wit:

Property: See Exhibit "A" attached hereto, together with a CMH Manufacturing, Inc./Clayton manufactured home, 28' x 76', Serial Numbers CSS006792TXA and CSS006792TXB, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

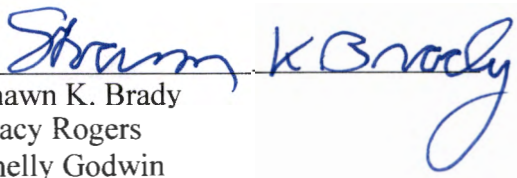
To secure that certain Installment Contract – Security Agreement executed by Alton M. Chesne and Linda J. Chesne and made payable to 21st Mortgage Corporation (hereinafter the "Note"), the Deed of Trust was filed and recorded on November 21, 2005 under Document Number 18794, Volume 1389, Pages 339 through 356 in the Official Records of Hunt County, Texas; 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 6th day of September 2022, 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 common area at the base of the central stairway on the second floor of the Hunt County Courthouse, or the base of the north steps outside the Courthouse in event the Courthouse is closed, 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 16th day of August 2022.


Shawn K. Brady
Stacy Rogers
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

Exhibit "A"

Page 1 of 2

Tract 1

All that certain Lot, Tract or Parcel of land situated in the James Grant Survey, Abstract No. 385, in the Town of Celeste, Hunt County, Texas, and being part of a tract of land described as Tract 2, in a Warranty Deed from Ona Lacks, a single woman, to Winfred Earl Wooten, recorded in Vol. 788, Page 133, Hunt County Deed Records and being more particularly described as follows: BEGINNING at an iron rod found for corner in the East line of Maple Street, said point being the Southwest corner of the above cited tract of land;
THENCE North along the East line of Maple Street a distance of 86.40 feet to an iron rod set for corner in the Southeasterly line of the Gulf Colorado and Santa Fe Railway;
THENCE North 41 deg. 53 min. 58 sec. East along the Southeasterly line of said railway a distance of 91.28 feet to an iron rod found for corner;
THENCE South 88 deg. 22 min. 00 sec. East a distance of 47.06 feet to an iron rod set for corner;
THENCE South a distance of 153.00 feet to an iron rod set for corner;
THENCE West a distance of 108.00 feet to the POINT OF BEGINNING and containing 0.334 acres of land.

Tract 2

All that certain Lot, Tract or Parcel of land situated in the James Grant Survey, Abstract No. 385, in the Town of Celeste, Hunt County, Texas, and being as known as Lots 3 & 4 Block 3, in a Warranty Deed from Ona Lacks, a single woman, to Winfred Earl Wooten, recorded in Vol. 788, Page 133, Hunt County Deed Records, and being more particularly described as follows: BEGINNING at an iron rod found for corner in the East line of Maple Street, said point being the Northwest corner of Lot 4, Block 3 of the above cited tract of land;
THENCE East a distance of 108.00 feet to an iron rod set for corner;
THENCE South a distance of 104.00 feet to an iron rod set for corner;
THENCE West a distance of 108.00 feet to an iron rod set for corner in the East line of Maple Street;
THENCE North along the East line of Maple Street a distance of 104.00 feet to the POINT OF BEGINNING and containing 0.258 acres of land.

Tract 3

All that certain lot, tract or parcel of land situated in the James Grant Survey, Abstract No. 385, in the Town of Celeste, Hunt County, Texas, and being Lots 5 and 6, Block 3 of the D.II. Patterson Addition to the Town of Celeste, Hunt County, Texas and described in a Warranty Deed from Ona Lacks, a single woman, to Winfred Earl Wooten, recorded in Volume 788, Page 133, Hunt County Deed Records, and being more particularly described as follows:

BEGINNING at the NWC of Lot 5, which point is also the NEC of Lot 4 as described in a Deed dated November 1, 1985 from Winfred Earl Wooten and wife, Elna Verueze Wooten to Alton Chesne, et ux recorded in Volume 978, Page 106, Deed Records of Hunt County, Texas;

THENCE East and along the NBL of Lot 5, 108.00 feet to a point for corner on the west boundary line of Cedar Street in Celeste, Texas;

THENCE South and along the WBL of Cedar Street, 104.00 feet, which line is also the EBL of Lots 5 and 6, to a point for corner;

THENCE West and along the SDL of Lot 6, 108.00 feet to a point which is also the SEC of Lot 3;

THENCE North and along the WBL of Lots 5 and 6, which line is also identified as the EBL of Lots 3 and 4, 104.00 feet to the point of beginning and containing 0.258 acres of land.