

5 - 15

**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 12, 2021, Tekisha Nichelle Fowler and Tommie Lee Fowler conveyed to Tim Williams, as Trustee, the property situated in Hunt County, Texas, to wit:

Property:        See Exhibit "A" attached hereto, together with a 2009 Southern Energy-Al/Tex Homes manufactured home; Serial Numbers DSETX12146A and DSETX12146B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust was filed and recorded on July 15, 2021 under Instrument Number 2021-15325 in the Official Public Records of Hunt County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement dated July 12, 2021 executed by Tekisha Nichelle Fowler and Tommie Lee Fowler (hereinafter the "Note"); and

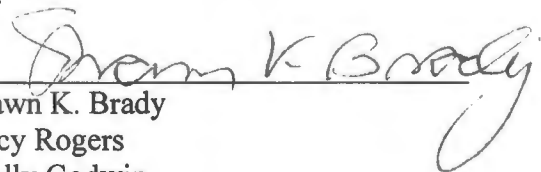
**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

**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 2<sup>nd</sup> day of May, 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 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 10<sup>th</sup> day of April 2023.

  
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:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Centre Square  
Knoxville, Tennessee 37902

FILED FOR RECORD  
REC'D. HUNT COUNTY  
COUNTY CLERK HUNT CO. TX  
2023 APR 10 PM 2:53  
BY \_\_\_\_\_  
DEPUTY  
DEPUTY

**EXHIBIT 'A'**

File No.: **2617846-F1257 (BK)**

Property: **Lot 16 CR 4301, Greenville, TX 75401**

**ALL THAT LOT, TRACT OR PARCEL OF LAND BEING KNOWN AS LOT 16 OF LEGACY FARMS, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2018-17951, CABINET H, SLIDE 374, MAP AND/OR PLAT RECORDS, HUNT COUNTY, TEXAS.**

**A.P.N.**