

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 August 19, 2015, Lois C. Tomplait conveyed to Tim Williams, as Trustee, the property situated in Jasper County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as an Oak Creek "Z-Oak Manor 3360" manufactured home, Serial Numbers OC011627732A and OC011627732B; HUD Label/Seal Numbers NTA1680358 and NTA1680359, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

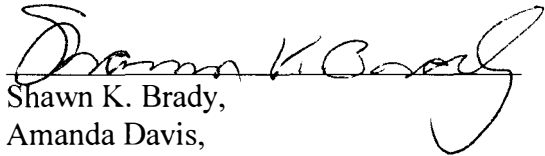
To secure that certain Note executed by Lois C. Tomplait and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on September 14, 2015 under Instrument Number: 265748 in the Official Public Records of Jasper County, Texas (hereinafter "Deed 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 5th day of December, 2017, 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 on the steps on the south side of the Jasper County Courthouse, 121 N. Austin, Jasper, Jasper 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 13th day of November, 2017.



Shawn K. Brady,
Amanda Davis,
Jennifer Jackson Morones, and/or
Matthew Morones,
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"

BEING a 1.035 acre tract of land out of the H&TC Railroad Section No. 67, Abstract No. 276, Jasper County, Texas and being a part of the called 9.947 acre tract of land described In General Warranty Deed With Vendor's Lien in Favor of Third Party dated March 20, 1998, from Robert J. McLendon and wife Linda McLendon, to Donald R. Tomplait and wife, Lois C. Tomplait, as recorded in Volume 525, Page 703 of the Deed Records of Jasper County, Texas, the said 1.035 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the easterly line of the above referenced 9.947 acre tract of land, same being in the westerly margin of County Road 577 and from which iron rod a 1/2" iron rod found at the northeast corner of the said 9.947 acre tract of land bears N 03°28'16" E, a distance of 198.29 feet;

THENCE S 03°32'07" W, with the easterly line of the above referenced 9.947 acre tract of land and traversing with the westerly margin of County Road 577, a distance of 167.22 feet to a 1/2" iron rod found for the recognized southeast corner of the herein described tract of land, from which iron rod a 1/2" iron rod found at the southeast corner of the said 9.947 acre tract of land bears S 03°26'32" W, a distance of 167.34 feet;

THENCE N 76°54'30" W, severing the above referenced 9.947 acre tract of land and traversing in part with a barbed-wire fence, a distance of 301.08 feet to a 1/2" iron rod found for the recognized southwest corner of the herein described tract of land;

THENCE N 08°53'00" E, still severing the above referenced 9.947 acre tract of land and traversing in part with a barbed-wire fence, a distance of 142.27 feet to a 1/2" iron rod found for the recognized northwest corner of the herein described tract of land;

THENCE S 81°32'38" E, still severing the above referenced 9.947 acre tract of land and traversing in part with a barbed-wire fence, also traversing in part approximately 1.64 feet north of an overhead electric wireline, a distance of 284.69 feet to the POINT OF BEGINNING and containing within these bounds an area of 1.035 acres of land.

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED NOV 14 2017

By Cynthia Grister
DEPUTY