

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 21, 2012, John D. Haywood a/k/a John D. Haywood a/k/a John Haywood and Coretta Lynn Hastings Neal a/k/a Coretta L. Neal a/k/a Coretta Neal conveyed to Tim Williams, as Trustee, the property situated in Williamson County, Texas, to wit:

Property: See Exhibit "A" attached hereto, together with a Fleetwood/Palm Harbor manufactured home; Serial Numbers FLE240TX1231187A and FLE240TX1231187B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust was recorded on August 29, 2012 under Document/Instrument Number 2012070349 in the Official Public Records of Williamson County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed on or about August 21, 2012 by John D. Haywood a/k/a John D. Haywood a/k/a John Haywood and Coretta Lynn Hastings Neal a/k/a Coretta L. Neal a/k/a Coretta Neal (hereinafter the "Note"); and

FILED FOR RECORD

AUG 10 2023

Nancy E. Kiefer
County Clerk, Williamson Co. TX

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 September, 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 outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, 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 10th day of August 2023.



Shawn K. Brady

Stephen Fox

Stacy Rogers, 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

"Exhibit A "

All that certain tract, plat, or parcel of land lying and being situated in the County of Williamson, State of Texas, and being out of and a part of that certain 126.3 acre tract conveyed to Sidney Perrin and Harry Robertson by Gladys Schneider Queen by deed dated June 1, 1973, recorded in Vol. 569, Page 223, Deed Records of Williamson County, Texas, and more particularly described by metes and bounds as follows, to-wit:

BEGINNING in the South line of said 126.3 acre tract at a steel stake which is N. 72 deg. 49' E. and 2351.04 feet distant from the S.W. corner of same, the S.W. corner hereof;

THENCE along said South line, N. 72 deg. 49' E. 153.95 feet to a steel stake placed for the S.E. corner hereof;

THENCE N. 18 deg. 40' W. 567.92 feet to a steel stake at the N.E. corner hereof;

THENCE S. 71 deg. 20' W. 153.90 feet to a steel stake marking the N.W. corner hereof;

THENCE S. 18 deg. 40' E. 567.93 feet to the PLACE OF BEGINNING, containing two (2) acres.