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MAY 15 2017

NOTICE OF FORECLOSURE SALE

CHRISTIE WAKEFIELD
CLERK COUNTY COURT
BY [Signature]
LEON COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 6, 2017.

Time: The sale shall begin no earlier than 12:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 3:00 p.m.

Place: The sale will take place at the Leon County Courthouse at the place designated by the Leon County Commissioner's Court.

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly

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urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 00332885 in the Real Property Records of Leon County, Texas, and executed by Johnny Worley Sr. and Beverly Worley (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Installment Contract – Security Agreement (the "Note") dated on or about June 16, 2006, in the maximum principal amount of \$126,896.92, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deeds of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **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 of 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 duty military service to the sender of this notice immediately.**

DATED: May 12, 2017.



Melissa A. McKinney, Substitute Trustee
Higier Allen & Laitin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION
FOLLOWING THIS COVER PAGE

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"Exhibit A"

(Legal Description)

Being all of that certain lot, tract or parcel of land located in the R. STEEL SURVEY, A-820, Leon County, Texas and being part of a 30,876 acre tract of land as described in Deed to Johnny and Beverly Worley recorded in Volume 873, Page 444 of the Deed Records, Leon County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the southeast margin of County Road 294 at the west corner of the Worley tract being the west corner of this tract,

THENCE N 62° 21' 21" E 57.73 feet along the northwest line of the Worley tract and this tract to a 5/8" iron rod set for corner;

THENCE N 56° 13' 04" E 293.36 feet along the northwest line of the Worley tract and this tract to a 5/8" iron rod set for corner;

THENCE through the Worley tract as follows S 28° 52' 26" E 163.24 feet to a 5/8" iron rod set for corner, N 61° 07' 33" E 432.21 feet to a 5/8" iron rod set for corner, S 28° 52' 26" E 631.21 feet a 5/8" iron rod set in the southeast line of the Worley tract at the east corner of this tract;

THENCE S 65° 26' 07" W 784.43 feet along the southeast line of the Worley tract and this tract to a 5/8" iron rod set at the south corner of the Worley tract and this tract,

THENCE N 28° 52' 26" W 711.64 feet along the southwest line of the Worley tract and this tract to the **POINT OF BEGINNING AND CONTAINING 12.00 ACRES OF LAND MORE OR LESS.**

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