

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:

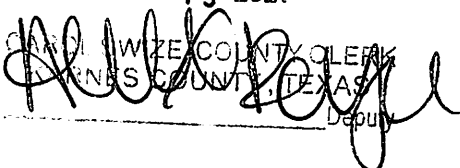
WHEREAS, by Deed of Trust dated June 25, 2018, George Glenn Gray a/k/a George G. Gray and Samantha G. Gray conveyed to Tim Williams, as Trustee, the property situated in Karnes County, Texas, to wit:

Property: See EXHIBIT "A" attached hereto; as well as an Oak Creek Homes LLC "Z-CLASSIC II 5067" manufactured home, 30' x 66', Serial Numbers OC051920557A and OC051920557B; HUD Label/Seal Numbers NTA1834269 and NTA1834270, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by George Glenn Gray a/k/a George G. Gray and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on June 28, 2018 under Instrument Number: 201800002437 in the Official Records of Karnes 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

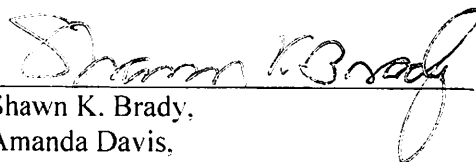
FILED
At 1:47 o'clock P M
MAR 15 2021
CANDI WITZ COUNTY CLERK
KARNES COUNTY, TEXAS
Deputy



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 April, 2021 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 front door of the Karnes County Annex, 210 W. Calvert, Karnes City, Karnes County, Texas, or as designated by the County Commissioner, 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 12th day of March, 2021.



Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Sonya Wade,
Mark Moreland, and/or
John A. Seib, Jr., any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone
(469) 287-5485 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Centre Square
Knoxville, Tennessee 37902

EXHIBIT "A"

BEING 5.00 acres of land out of the Carlos Martinez 15 League Grant Abstract No. 6, Kames County, Texas and being a part or portion of the land described in a conveyance to Thomas Milton Davis, Jr. in the Deed of Record in Volume 708, Page 711 of the Official Records of Kames County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with a "Pollok & Sons" cap on the southeasterly right-of-way of County Road 326 for the westerly corner of this tract from which a found 5/8" pin for the northerly corner of the Gary W. Mansik, et al land as described in Volume 871, Page 416 of the Official Public Records of Wilson County, Texas and the westerly of the Davis land bears South 43 deg 29' 59" West, a distance of 475.62 feet.

THENCE North 43 deg 29' 50" East, with said right-of-way, a distance of 339.85 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the northerly corner of this tract;

THENCE South 49 deg 21' 30" East, into the Davis land, a distance of 139.65 feet to a set 1/2" rebar with a "Pollok & Sons" cap for an angle point of this tract;

THENCE North 39 deg 06' 49" East, a distance of 13.94 feet to a set 1/2" rebar with a "Pollok & Sons" cap for an angle point of this tract;

THENCE South 49 deg 17' 27" East, a distance of 507.79 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract;

THENCE South 01 deg 43' 04" East, a distance of 81.81 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the southeasterly corner of this tract;

THENCE South 70 deg 12' 08" West, a distance of 314.56 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the southerly corner of this tract;

THENCE North 51 deg 15' 29" West, a distance of 564.25 feet to the POINT OF BEGINNING and containing 5.00 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

Also included is a nonexclusive easement for access and use of the water well located on Grantor's property adjacent to the 5.00 acres for household purposes during the life of Grantee. This easement terminates upon the death of Grantee.