

**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 October 27, 2016, Ramiro Leal 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 "Classic II 5170" manufactured home, 30' x 70', Serial Numbers OC051719387A and OC051719387B; HUD Label/Seal Numbers NTA1735707 and NTA1735708, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Ramiro Leal and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on October 31, 2016 under Instrument No. 201600004113 and Correction Deed of Trust filed and recorded on January 5, 2017 under Instrument No. 201700000047 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 1:54 o'clock p M  
MAR 15 2021  
CAROL SWIZE, COUNTY CLERK  
KARNES COUNTY, TEXAS  
*[Signature]*  
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 6<sup>th</sup> 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 12<sup>th</sup> 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:**

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

# EXHIBIT "A"

## METES AND BOUNDS

Being 2.000 acres, more or less, out of the James Bradberry Survey, Abstract 24, and being out of that property described in the Deed recorded in Volume 577, Page 900, Deed Records, Karnes County, Texas, said 2.000 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the East corner of the Robert Leal, et al Tract (Volume 577, Page 900), same being on the southwest Right-of-Way line of F.M. 626 and the North corner of the Robert Leal 20.23 acres (Volume 809, Page 610), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 2.000 acres and said Leal 20.23 acres, South 65 degrees 25 minutes 50 seconds West, a distance of 433.07 feet to a point for the southwest corner of this 2.000 acres, which bears North 67 degrees 29 minutes 12 seconds West 0.61 feet from the center of a wood post, said point being an interior corner of said Leal 20.23 acres and an angle corner of said Robert Leal remainder;

**THENCE** along the line common to this 2.000 acres and said Leal Tract, North 21 degrees 54 minutes 16 seconds West, a distance of 212.86 feet to a 1/2 inch iron rod to be set for the West corner of this 2.000 acres;

**THENCE** severing said Robert Leal remainder, North 68 degrees 27 minutes 30 seconds East, a distance of 432.44 feet to a 1/2 inch iron rod to be set for the North corner of this 2.000 acres, same being on the southwest Right-of-Way line of said F.M. 626;

**THENCE** along the southwest Right-of-Way line of said F.M. 626, South 21 degrees 57 minutes 18 seconds East, at a distance of 54.98 feet pass a 1 inch iron pipe found 0.29 feet in and continuing for a total distance of 189.98 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land, more or less.