

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 December 17, 2008, Juan Peralta and Dora Peralta conveyed to Tim Williams, as Trustee, the property situated in Medina County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a Legacy Housing Ltd. "LH327642A" manufactured home 32' x 72', Serial Numbers LH09TX3971A and LH09TX3971B; HUD Label/Seal Numbers NTA1479144 and NTA1479145, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

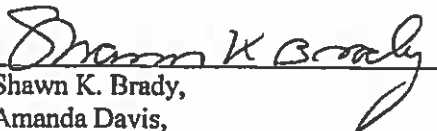
To secure that certain Note executed by Juan Peralta and Dora Peralta and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on January 2, 2009 under Doc# 2009000016 in the Official Records of Medina County, Texas (hereinafter "Deed of Trust"); 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 2nd day of April, 2019, 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 area on the North side of the Medina County Courthouse located below the fire escape stairwell, 1100 16th Street, Hondo, Medina 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 11th day of March, 2019.


Shawn K. Brady,
Amanda Davis,
Amanda Campbell, and/or
John A. Seib, Jr., any to act,
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

4.772 acres of land, more or less, being a part of John Hardin, Survey No. 35-1/2, and comprising a part of Lot 22A, Block 6, of the San Antonio Trust Subdivision of lands in Medina County, Texas, according to plat of record in Vol. 2, Pages 1 and 2, Medina County Plat Records, and being all of a certain 5.00 acre tract of land, SAVE & EXCEPT a 0.228 acre tract of land, said 4.772 acres of land, more or less, being more fully described by notes and bounds as follows:

5.00 acres of land, more or less, being a part of John Hardin, Survey No. 35-1/2, and comprising a part of Lot 22A, Block 6, of the San Antonio Trust Subdivision of lands in Medina County, Texas, according to plat of record in Vol. 2, Pages 1 and 2, Medina County Plat Records, and being more fully described by notes and bounds as follows:

BEGINNING at a point on the East line of the Pearson-Natalia Road, said point being South 0°01' East 363.4 feet from the South line of Lot 20A, Block 6, and said point being the Southwest corner of the North 11.87 acres of Parcel 2, Lot 22A, Block 6;

THENCE East 1333.1 feet to a stake in the center line of Fort Swell Creek for corner, said stake being also the Southeast corner of the North 11.87 acres of Parcel 2, Lot 22A, Block 6;

THENCE South 42°04' West 233.7 feet along the center line of creek to stake for Southeast corner of said 5.00 acre tract;

THENCE West 1176.7 feet to point in East right-of-way line of Pearson-Natalia Road for Southwest corner of this tract;

THENCE North 00°01' West 180 feet along East right-of-way line of Pearson-Natalia Road to the place of beginning.

SAVE & EXCEPT FROM THE ABOVE DESCRIBED 5.00 ACRES THE FOLLOWING:

A 0.228 acre tract of land out of the John Hardin Original Survey No. 35-1/2, and being a portion of Lot 22A, Block 6, San Antonio Trust Subdivision of Lands in Medina County, Texas, said 0.228 acre tract also being out of the Southwest corner of a certain 6 acre tract conveyed to Augustine Camacho and wife, Josefa Z. Camacho, and Mike Camacho, in Deed recorded in Vol. 211, page 342, Deed Records, Medina County, Texas; said 0.228 acre tract being more particularly described as follows:

BEGINNING at a concrete highway monument found in the East right-of-way boundary line of F. M. 471; said point being 488.8 feet from the South line of Lot 20A, Block 6, San Antonio Trust Subdivision of Lands;

THENCE North 0 deg. 31' 30" East with a fence along the East right-of-way boundary line of F. M. 471 a distance of 75.20 feet to an iron pin set for the Northwest corner of said tract;

THENCE North 89 deg. 40' 30" East a distance of 118.70 feet to an iron pin set for the Northeast corner of said tract;

THENCE South 0 deg. 19' 30" East a distance of 87.71 feet to a pin set in a fence for the Southeast corner of said tract;

THENCE North 88 deg. 48' 30" West a distance of 114.07 feet to a corner post and an iron pin set in the East right-of-way boundary line of F. M. 471 for the Southwest corner of said tract;

THENCE 11.53 feet in a Northerly direction with a fence along the curve of the East right-of-way boundary line of F. M. 471, said curve having a radius of 5,836.7 feet and a central angle of 0 deg. 00' 58", to the POINT OF BEGINNING and containing 0.228 acre of land.

OLD PLAT "A"

Page 1 of 1 Pages

FILED AND RECORDED

Instrument Number: 19-00040

Filing and Recording Date: 03/12/2019 02:26:06 PM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy