

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

THIS INSTRUMENT APPOINTS THE 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.

2019 MAY 16 PM 1:04  
CLERK, VAN ZANDT CO. TX  
BY \_\_\_\_\_ DEP.

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 Contract for Deed dated March 12, 2018, Amanda Leann Kelley and Daniel White Kelley conveyed to 21<sup>st</sup> Mortgage Corporation the property situated in Van Zandt County, Texas, to wit:

Property (including any improvements): 800 VZ CR 3219, Wills Point, Texas 75169, Van Zandt County, more fully described on Exhibit "A", attached hereto.

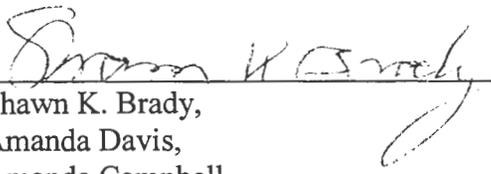
Contract for Deed dated March 12, 2018 executed by Amanda Leann Kelley and Daniel White Kelley and made payable to 21<sup>st</sup> Mortgage Corporation, filed and recorded on June 21, 2018 under Document No. 2018-005310 in the Official Public Records of Van Zandt County, Texas; and

WHEREAS, the undersigned are the Trustees named in the Appointment of Trustees which was filed and recorded on April 22, 2019 under Document No. 2019-003254 in the Official Public Records of Van Zandt County, Texas, said appointment being in the manner authorized by the Contract for Deed; and

WHEREAS, default has occurred under the terms of the Contract for Deed, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Trustees to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 4<sup>th</sup> day of June, 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 steps of the north entrance to the Van Zandt County Courthouse, 121 E. Dallas St., Canton, Van Zandt 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 13<sup>th</sup> day of May, 2019.

  
Shawn K. Brady,  
Amanda Davis,  
Amanda Campbell,  
Diana Moreland,  
Sonya Wade,  
Rick Petersen, and/or  
Karen Petersen, any to act,  
Trustees

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:**

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

## EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the JOSEPH SALINGUA SURVEY A-765, Van Zandt County, Texas, same being part of a called 83.9 acre tract as found in Quitclaim Deed dated December 2, 1976 from W.C. Ayres, Sr., to Maude L. Ayres Morris as found recorded in Volume 865 Page 123 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point in an old County Road (not open at this point) for the recognized West corner of said 83.9 acre tract, same being the recognized South corner of a called 22.5857 acre tract now or formerly owned by Jimmy Dale Harless and wife, Brenda Harless, said beginning point also being the recognized North corner of a called 13.41 acre tract now or formerly owned by James R. McDonald and wife, Sandra M. McDonald (Volume 1060, Page 322 RRVZCT), a 3/8 inch iron rod reference bears South 45° 30' 00" East 15.29 feet, and another 3/8 inch iron rod reference bears North 47° 06' 15" East 29.75 feet;

THENCE: North 47° 06' 15" East 180.00 feet with the recognized Northwest line of said 83.9 acre tract, and with the recognized Southeast line of said 22.5857 acre tract, and with the recognized Southeast line of a called 17.8063 acre tract now or formerly owned by Jimmy Dale Harless and wife, Brenda Harless, to a 3/8 inch iron rod set for the North corner of this;

THENCE: South 45° 30' 00" East 484.50 feet to a 3/8 inch iron rod set for the East corner of this;

THENCE: South 47° 06' 15" West 180.00 feet to a 3/8 inch iron rod set in the recognized Southwest line of said 83.9 acre tract, and in the recognized Northeast line of said 13.41 acre tract for the South corner of this;

THENCE: North 45° 30' 00" West 484.50 feet with the recognized Southwest line of said 83.9 acre tract, and with the recognized Northeast line of said 13.41 acre tract to the PLACE OF BEGINNING containing 2.00 acres of land.