

DEC 16 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**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 29, 2017, Karla Needham Bryan and Wilfred Harrison Bryan a/k/a Wilfred H. Bryan conveyed to Tim Williams, as Trustee, the property situated in Van Zandt County, Texas, to wit:

Property:        See Exhibit "A" attached hereto, together with a 2013 Clayton/CMH manufactured home; Serial Numbers BEL000171TXA and BEL000171TXB; HUD Label/Seal Numbers NTA1598256 and NTA1598257, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

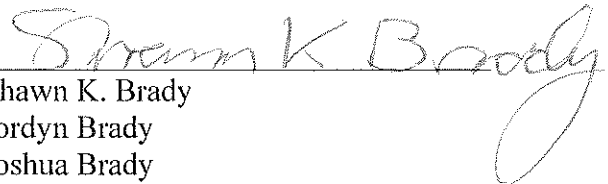
The Deed of Trust was filed and recorded on January 10, 2018, under Document Number 2018-000284 in the Official Public Records of Van Zandt County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed on or about December 29, 2017 by Karla Needham Bryan (hereinafter the "Note"); 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 7<sup>th</sup> day of January, 2025, 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, 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 16<sup>th</sup> day of December 2024.

  
Shawn K. Brady  
Jordyn Brady  
Joshua Brady  
Shelly Godwin  
Stacy Rogers, any to act,  
Substitute Trustee

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

**GRANTEE'S MAILING ADDRESS:**

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

**EXHIBIT "A"**

**Lots 4, 5, and 6, in Block 19, Hickory Hills Section 2, a subdivision in Van Zandt County, Texas, according to the plat thereof recorded in Glides 196A and 196B, Plat Records of Van Zandt County, Texas.**