

FILED FOR RECORD

2024 MAR 12 AM 8:58

**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.

CONNIE BECTON

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**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 April 21, 2022, Jarrott Owen Olree and Candace Kelley Olree conveyed to Tim Williams, as Trustee, the property situated in Hardin County, Texas, to wit:

Property:       See Exhibit "A" attached hereto, as well as a CMH/TRU manufactured home, Serial Numbers BL2007876TXA and BL2007876TXB; HUD Label/Seal Numbers NTA2069606 and NTA2069607, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

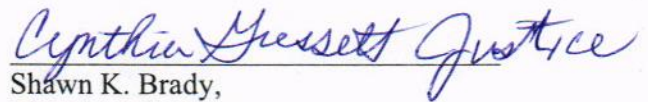
The Deed of Trust secured that certain Note executed by Jarrott Owen Olree and Candace Kelley Olree and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), and this Deed of Trust was filed for record on April 26, 2022 under Instrument No. 2022-125810 in the Official Public Records of Hardin 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 2<sup>nd</sup> day of April, 2024, 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 Hardin County Courthouse, 300 Monroe, Kountze, Texas 77625, or in the area designated by the Commissioner's Court, 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 11<sup>th</sup> day of March 2024.



Shawn K. Brady,  
Cynthia Gressett Justice,  
Mike Chase,  
Shelly Godwin, and/or  
Stacy Rogers, any to act,  
Substitute Trustee

c/o 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 Center Square  
Knoxville, Tennessee 37902



Being a tract or parcel containing 1.80 acres of land out of and a part of the Joseph Anderson Survey, Abstract Number 61, in Hardin County, Texas, and also being out of and a part of a 26.70 acre tract recorded in Clerk File Number 2012-29393, Official Public Records of Hardin County, Texas, said 1.80 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found in the North right-of-way line of a public road known as Woodard Road and being the Southwest corner of a 9.31 acre tract recorded in Clerk File Number 2012-29463, Official Public Records of Hardin County, Texas and also being the Southeast corner of said 26.70 acre tract, said 1/4-inch iron rod having a State Plane Coordinate value of Y=10,173,814.38 and X=4,176,448.89;

THENCE, South 73 deg. 29 min. 50 sec. West, along the North right-of-way line of said Woodard Road for a distance of 191.57 feet to a 1/4-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 65 deg. 24 min. 32 sec. West, along the North right-of-way line of said Woodard Road for a distance of 261.09 feet to a 1/4-inch iron rod capped RPLS 2512 set for corner;

THENCE, North 28 deg. 15 min. 47 sec. West, along the residue of said 26.70 acre tract for a distance of 260.33 feet to a drill stem found at an interior ell corner of said 26.70 acre tract and being in the most Northerly East line of said H.T. & B. R.R. Company Survey and the West line of said Joseph Anderson Survey;

THENCE, North 87 deg. 42 min. 56 sec. East, along the most Easterly North line of said 26.70 acre tract for a distance of 543.32 feet (record = South 89 deg. 58 min. 46 sec. East, 543.16 feet) to a 1/4-inch iron rod found at the Northwest corner of said 9.31 acre tract;

THENCE, South 00 deg. 57 min. 32 sec. East, along the West line of said 9.31 acre tract for a distance of 87.89 feet to (record = South 01 deg. 11 min. 58 sec. West, 87.97 feet) to the POINT OF BEGINNING and containing 1.80 acres of land.

EXHIBIT "A"  
HOOKS TITLE & ABSTRACT COMPANY  
GF NO. H6831  
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