

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2026 MAR 16 AM 10:23

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.

SHARLINE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Mario Belmont*

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 May 24, 2007, James A. Pavlowich and Joyce Pavlowich 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 2007 Silver Creek manufactured home, Serial Numbers SCH01079005A and SCH01079005B; HUD Label/Seal Numbers NTA1424087 and NTA1424088, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust secured that certain Note executed by James A. Pavlowich and made payable to 21st Mortgage Corporation (hereinafter the "Note"), and this Deed of Trust was filed for record on May 31, 2007 under Instrument No. 2007-4666 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 7th day of April, 2026, 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 W. 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 16th day of March 2026.

Shawn K. Brady,
Jerilee Whitmire,
Jerry Jordan,
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:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

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Being a 3.015 acre tract of land, more or less, out of and a part of Block 91 of the Southwestern Settlement and Development Farm Subdivision Company in the S. P. Bankston League, Abstract Number 3, Hardin County, Texas and also being the same tract of land conveyed to John D. Olds and wife, Rebecca D. Olds, in deed recorded in Volume 767, Page 549 of the Deed Records of Hardin County, Texas and being more completely described as follows:

BEGINNING at a 5/8" iron rod found in the north right of way line of Hicks Dairy Road for the southwest corner of this tract, same also being the southeast corner of the James M. Smith 1.22 acre tract of land recorded in Volume 648, Page 248 of the Deed Records of Hardin County, Texas and also being the southwest corner of the Tract III conveyed in said deed to John D. Olds and wife, Rebecca D. Olds;

THENCE North 06°21'51" West with the west line of this tract, same also being the east line of said James M. Smith tract, at 191.12 feet a 5/8" iron rod found 0.98 feet east of this line for the northwest corner of said Tract III and same also being the southwest corner of Tract II conveyed in said deed to John D. Olds and wife, Rebecca D. Olds, continuing with the west line of this tract at 260.96 feet a 5/8" iron rod found 0.85 feet east of this line for the northeast corner of said James M. Smith tract and also being the southeast corner of the Ben Ketcherside 0.50 acre tract, continuing with the west line of this tract at 365.59 feet a 5/8" iron rod found 1.62 feet east of this line for the northeast corner of said Ben Ketcherside 0.50 acre tract and also being the southeast corner of the 1.00 acre tract conveyed to S. E. Alexander in deed recorded in Volume 421, Page 499 of the Deed Records of Hardin County, Texas, continuing with this line at 383.24 feet a 5/8" iron rod found 0.55 feet east of this line for the northwest corner of said Tract II and the southwest corner of Tract I conveyed to John D. Olds and wife, Rebecca D. Olds, and continuing with this line for a total distance of 573.92 feet to a 2" iron pipe found for the northwest corner of this tract in the south line of the 2.82 acre tract conveyed to Betty J. Alexander in deed recorded in Volume 846, Page 634 of the deed records and also being the northeast corner of the said S. E. Alexander tract;

THENCE South 89°54'43" East a distance of 249.20 feet, deed call South 89°49'00" East a distance of 249.38 feet, with the north line of this tract, same also being the north line of this tract and also being the south line of said Betty J. Alexander tract, to a 5/8" iron rod found for the northeast corner of this tract and also being the northwest corner of the 3.373 acre tract conveyed to Charles R. Rawls in deed recorded in Volume 828, Page 699 of the Deed Records of Hardin County, Texas;

THENCE South 05°10'29" East, deed call South 05°04'21" East, a distance of 190.61 feet with the east line of this tract, same also being the west line of said the Charles R. Rawls tract, to a 1/2" iron rod with a cap stamped "SESCO" set for a corner, same being an interior corner of said Rawls tract;

EXHIBIT "A"
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THENCE North 89°49'05" West, deed call North 89°39'33" West with the south line of said Tract I a distance of 20.00 Feet to a ½" iron rod with a cap stamped "SESCO" for an interior corner of this tract, same being the most southerly northwest corner of said Rawls tract;

THENCE South 05°13' 54" East, deed call South 05°04'21" East, with the east lines of said Tracts II and III and the west line of said Rawls tract a distance of 383.46 feet to a 5/8" iron rod found in the said north right of way line of Hicks Dairy road for the southeast corner of this tract, same being the southwest corner of said Rawls tract;

THENCE North 89°34'07" West a distance of 217.75 feet, deed call North 89°39'33" West a distance of 216.30 feet, with the south line of this tract, same also being the said north right of way line of Hicks Dairy Road, to the place of BEGINNING.

Note: The bearings stated herein are based on the west line of this tract having a bearing of North 06°21'51" West as stated in the deed to John D. Olds and wife, Rebecca D. Olds, in deed recorded in Volume 767, Page 549 of the Deed Records of Hardin County, Texas.

Said tract of land herein described contains 3.015 acres, more or less.

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