

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
COLORADO COUNTY, TX

2022 FEB -7 AM 11:11

KIMBERLY MENKE
COUNTY CLERK

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Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, March 1, 2022.

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The sale will take place at the Colorado County Courthouse at the place designated by the Colorado County Commissioner's Court.

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 2521, Vol. 900, Page 386 in the Real Property Records of Colorado County, Texas, and executed by Laurie Ann Wright (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about June 28, 2019, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

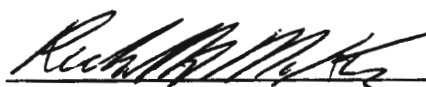
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. 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 of 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 duty military service to the sender of this notice immediately.

DATED: February 3, 2022.


Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899


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*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

FIELD NOTES of a survey of 4-7.096 acre tract of land. Being all that certain tract or parcel of land lying and situated in Colorado County, Texas, out of the William H. Huggins Survey, Abstract No. 331. Said 7-096-acre tract of land being all of that certain 3.61 acres of land described in a deed from Gary Lee Bravenc and wife, Cynthia Ann Bravenc to Bobby H. Monk and wife, Barbara A. Monk, dated December 22, 1988, recorded in Volume 567, Page 216- of the Deed Records of Colorado County, Texas, and all of that certain 3.61 acres of land described in a deed from Gary Lee Bravenc and wife, Cynthia Ann Bravenc to Bobby H. Monk and wife, Barbara A. Monk, dated July 30, 1989, recorded in Volume 577, Page 107- of the Deed Records of Colorado County, Texas, to which reference is made for all purposes and the said 7.058 acres being described by metes and bounds as follows, to-wit:

~~MEETING at the intersection of the 3.44 acre tract and the 3.61 acre tract at the intersection of the 3.44 acre tract and the 3.61 acre tract being with an East Right-of-Way line of the Able Drive, a county road;~~

THENCE N 03° 44' 38" E a distance of 336.02 feet with East Right of Way line of said Able Drive to a 1/4 inch iron pin found for the most westerly Northwest corner of said 3.61 acre tract;

THENCE N 44° 27' 17" E a distance of 570.01 feet with present fence line, N Northwest boundary line of said 3.61 acre tract to a 1/4 inch iron pipe found next to a fence corner post;

THENCE S 86° 30' 40" E a distance of 100.00 feet with North boundary line of said 3.61 acre tract to a 1/4 inch iron pin found for corner;

THENCE S 03° 11' 03" W a distance of 819.34 feet with East boundary line of said 3.61 acre tract to a 1/4 inch iron pin found for corner;

THENCE N 86° 15' 22" W a distance of 475.00 feet with South boundary line of said 3.61 acre tract and 3.44 acre tract as place of beginning containing 7.058 acres of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.