

2022-39

FILED FOR RECORD
AT 11:23 O'CLOCK A.M.

JUL 12 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

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 §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 28, 2014, Starlyn D. Badawieh and Andy C. Shadwick conveyed to Tim Williams, as Trustee, the property situated in Navarro County, Texas, to wit:

Property: See Exhibit "A", together with a Champion Home Builders, Inc. manufactured home, 28' x 52', Serial Numbers 125000HA002055A and 125000HA002055B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed by Starlyn D. Badawieh and Andy C. Shadwick and made payable to 21st Mortgage Corporation (hereinafter the "Note"), the Deed of Trust was filed and recorded on April 8, 2014 under Document Number 00002353 in the Official Records of Navarro County, Texas. A "Correction Affidavit as to Original Instrument - Deed of Trust" was filed and recorded on May 26, 2021 under Document Number 2021-005559 in the Official Records of Navarro County, Texas (the Correction Affidavit was filed and recorded because page 17 to the Deed of Trust dated March 28, 2014 which contained the signatures of the parties and the signature of the notary public were

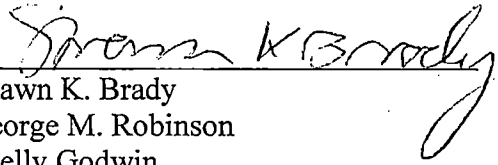
inadvertently omitted from the Deed of Trust filed and recorded on April 8, 2014 under Document Number 00002353 in the Official Records of Navarro County, Texas); and

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 2nd day of August 2022, I will begin to sell the Property at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front steps of the Navarro County Courthouse located at 300 West 3rd Avenue, Corsicana, Texas, or, if the preceding area is no longer the area designated by the Navarro County Commissioner's Court, then at the area most recently designated by the Navarro County 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 11th day of July 2022.


Shawn K. Brady
George M. Robinson
Shelly Godwin
Leslie Wren, any to act,
Substitute Trustee

BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone
(469) 287-5485 Facsimile

GRANTEE'S MAILING ADDRESS:

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

EXHIBIT "A"

BEING SITUATED IN THE JOHN H. MILLS SURVEY, ABSTRACT NO. 595, NAVARO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 8.0 ACRE TRACT CONVEYED TO BOBBY HELM BY DEED RECORDED IN VOLUME 1323, PAGE 295, DEED RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF F.M. 667, SAID IRON BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GUSTAVO GONZALEZ BY DEED RECORDED IN INSTRUMENT NO. 201300008958 DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE N 28° 35' 10" W WITH THE EAST LINE OF SAID F.M. 667, 6.54' TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE N 29° 50' 28" W CONTINUING WITH THE EAST LINE OF SAID F.M. 667, 220.73' TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BOBBY G. THOMAS BY DEED RECORDED IN INSTRUMENT NO. 201100006881, DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE N 60° 21' 53" E PASSING THE SOUTHEAST CORNER OF SAID THOMAS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CATHY LIVELY BY DEED RECORDED IN INSTRUMENT NO. 201100002554, DEED RECORDS, NAVARRO COUNTY, TEXAS AT 171' AND CONTINUING WITH THE SOUTH LINE OF SAID LIVELY TRACT A TOTAL DISTANCE OF 1552.44' TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LIVELY TRACT AND ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO DON H. WHITTEN BY DEED RECORDED IN VOLUME 1073, PAGE 441, DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE S 30° 35' 48" E WITH SAID WHITTEN TRACT, 227.09' TO A 2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID GONZALEZ TRACT; THENCE S 60° 21' 22" W WITH THE NORTH LINE OF SAID GONZALEZ TRACT, 1535.61' TO THE PLACE OF BEGINNING AND CONTAINING 8.0 ACRES OF LAND, MORE OR LESS.