

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.

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 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.

FILED FOR RECORD
29
DEC 29
AM 10:29
SUSAN H. HENNING
COUNTY CLERK
VAN ZANDT COUNTY, TX

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 26, 2006, Marvin Crawford and Antoinette Crawford conveyed to Tim Williams, as Trustee, the property situated in Van Zandt County, Texas, to wit:

Property commonly known as 291 VZ CR 4926, Ben Wheeler, Van Zandt County, Texas 75754, and more particularly described as follows:

See legal description attached hereto as Exhibit "A", together with a Palm Harbor manufactured home, 28' x 40', with a Serial Number of PH173860A and PH173860B; together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Marvin Crawford and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 1, 2006 under Doc # 00035620 in the Official Public Records of Van Zandt County, Texas (hereinafter "Deed of Trust"); and

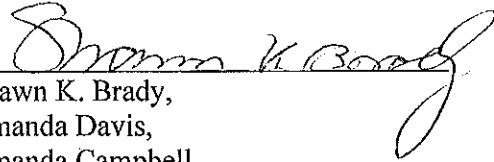
WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust;

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; and

WHEREAS, 21st Mortgage Corporation brought suit styled *21st Mortgage Corporation v. Sheree Collins, Brian Crawford, The Unknown Heirs at Law of Marvin Crawford, Deceased, and The Unknown Heirs at Law of Antoinette Crawford, Deceased*, under Cause No. 19-00115 in the 294th Judicial District Court of Van Zandt County, Texas and obtained a Final Judgment granting this non-judicial foreclosure sale to occur. A true and correct conformed copy of the Final Judgment is attached hereto as Exhibit "B".

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of January 2020, 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, 121 E. Dallas St., Canton, Van Zandt County, Texas, 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 10th day of December, 2019.



Shawn K. Brady,
Amanda Davis,
Amanda Campbell,
Sharla Hancock,
Diana Moreland,
Rick Petersen, and/or
Karen Petersen, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

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

EXHIBIT "A"

GF # 6110242

Being 1.473 acres of land in the MARIA C. CHIRINO SURVEY, Abstract No. 128, Van Zandt County, Texas, and being a part of that certain called 25.8097 acres of land described in a Deed from Preston Hill, et al, to Henrietta Hallman, filed March 1, 1976, and recorded in Volume 853, Page 752, of the Deed Records of Van Zandt County, Texas, said 1.473 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe (found) at the Southeast corner of the above mentioned 25.8097 acre tract and at the Southwest corner of a certain called 18.4257 acre tract conveyed to Preston Hill as recorded in Volume 853, Page 178, said point of beginning being in the North right-of-way line of State Highway 64 (variable right of way width) and from said beginning corner a concrete right of way monument bears South 76 deg. 54 min. 02 sec. East, a distance of 28.32 feet;

THENCE North 77 deg. 39 min. 23 sec. West, a distance of 74.32 feet, with said North right of way line, to a concrete right of way monument (found) for corner;

THENCE North 69 deg. 19 min. 57 sec. West, a distance of 267.76 feet, continuing with said North right of way line to a 1/2" iron rod (set) for corner just West of the pavement of County Road 4923, from said corner a concrete right of way monument (found) bears North 69 deg. 19 min. 57 sec. West, a distance of 33.0 feet;

THENCE in a Northerly and then Easterly direction with with the approximate center line of County Road 4926 as follows:

North 40 deg. 49 min. 45 sec. East, a distance of 57.09 feet,

North 30 deg. 39 min. 59 sec. East, a distance of 82.10 feet,

North 43 deg. 51 min. 02 sec. East, a distance of 53.75 feet,

North 66 deg. 38 min. 42 sec. East, a distance of 62.82 feet, and South 89 deg. 42 min. 05 sec. East, a distance of 149.84 feet to a 1/2" iron rod (set) for corner in the center line of same, said corner also being in the common boundary line to the above referenced 25.8097 acre tract and the above referenced 18.4257 acre tract and a 1" iron pipe (found) at the common North corner bears North 00 deg. 01 min. 14 sec. West, a distance of 1803.87 feet;

THENCE South 00 deg. 01 min. 14 sec. East, a distance of 286.70 feet, with said common boundary line, back to the PLACE OF BEGINNING and containing 1.473 acres of land

EXHIBIT "B"

CAUSE NO. 19-00115

21 ST MORTGAGE CORPORATION,	§	IN THE DISTRICT COURT
	§	
Plaintiff,	§	
	§	
V.	§	OF VAN ZANDT COUNTY, TEXAS
	§	
SHEREE COLLINS,	§	
BRIAN CRAWFORD,	§	
THE UNKNOWN HEIRS AT LAW OF	§	
MARVIN CRAWFORD, DECEASED, and	§	
THE UNKNOWN HEIRS AT LAW OF	§	
ANTOINETTE CRAWFORD, DECEASED	§	
	§	
Defendants.	§	
	§	
IN RE: 291 VZ CR 4926, Ben Wheeler, TX 75754	§	294 TH JUDICIAL DISTRICT

FINAL SUMMARY JUDGMENT

CAME ON for consideration Plaintiff's Motion for Summary Judgment against Sheree Collins, Brian Crawford, the Unknown Heirs at Law of Marvin Crawford, deceased, and the Unknown Heirs at Law of Antoinette Crawford, deceased. The Court finds that the Motion is well taken and is of the opinion that said Motion should be granted.

The Court further finds that Defendants Sheree Collins and Brian Crawford were served with Citation and made appearances herein.

The Court further finds that the Unknown Heirs at Law of Marvin Crawford, deceased, and the Unknown Heirs at Law of Antoinette Crawford, deceased, were served with citation by publication. Attorney Jeff White was appointed by the Court to represent the interests of the Unknown Heirs at Law of Marvin Crawford, deceased, and the Unknown Heirs at Law of Antoinette Crawford, deceased.

The claims in Plaintiff's Original Petition are proven by a written instrument. The Court grants Plaintiff's Motion for Summary Judgment against Defendants Sheree Collins, Brian Crawford, the Unknown Heirs at Law of Marvin Crawford, Deceased and the Unknown Heirs at Law of Antoinette Crawford, Deceased.

THE COURT MAKES THE FOLLOWING FINDINGS AND ORDERS:

The Court finds that all of Marvin Crawford's and Antoinette Crawford's ("Decedent's") heirs-at-law, including but not limited to Sheree Collins and Brian Crawford, have been made Defendants to this suit and are vested with all of their rights, title and interests in the real property and commonly known as 291 VZ CR 4926, Ben Wheeler, Van Zandt County, Texas 75754 ("Property"), and more particularly described as follows:

See legal description attached hereto as Exhibit "A", together with a Palm Harbor manufactured home, 28' x 40', with a Serial Number of PH173860A and PH173860B; together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Court finds that Marvin Crawford and Antoinette Crawford granted a Deed of Trust lien which is currently held by 21st Mortgage Corporation but defaulted under the terms of the Note and Deed of Trust, and therefore it is ordered that a non-judicial foreclosure sale occur in accordance with the terms and conditions of Deed of Trust and Tex. Prop. Code §51.002.

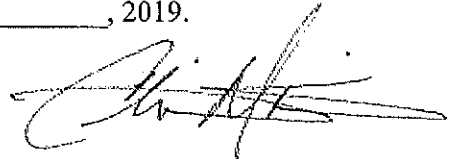
The Court finds that one of the effects of the non-judicial foreclosure shall be that Defendants Sheree Collins and Brian Crawford, including any unknown heirs at law of Marvin Crawford and Antoinette Crawford, are divested of all rights, title, and interest to the property, and the purchaser of the property at the non-judicial foreclosure sale is vested with all rights, title and interests to the property.

The Court finds that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final, and the Plaintiff is the purchaser of the property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the property in accordance with Tex. R. Civ. P. 310.

The Court finds that as part of costs of court, and payable by Plaintiff, Jeff White, the Attorney Ad Litem, is hereby granted reasonable attorney's fees and costs in the amount of \$1,000.00. All other costs of court are taxed against the party by whom incurred.

All relief not expressly granted is denied.

SIGNED this the _____ day of _____, 2019. 10/28/2019 9:24 AM



PRESIDING JUDGE

APPROVED AS TO FORM:

/s/Shawn K. Brady
SHAWN K. BRADY
Texas Bar No. 00787126
BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile
E-Mail: sbrady@brady-law-firm.com

Attorney for Plaintiff 21st Mortgage Corporation

EXHIBIT "A"

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