Filed For Record
12 Day of Jan 20 21
at 1:52 o'clock P M
DIANE GONZALES
County Clerk, Atascosa County
By Deputy

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 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 December 17, 2014, Randy G. Ruston a/k/a Randy Ruston and Amanda L. Ruston a/k/a Amanda Ruston conveyed to Tim Williams, as Trustee, the property situated in Atascosa County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a Champion Home Builders, Inc. "TITAN 06TC3276D" manufactured home, 32' x 76', Serial Numbers 125000HA003576A and 125000HA003576B; HUD Label/Seal Numbers: NTA1655662 and NTA1655663, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Randy G. Ruston a/k/a Randy Ruston and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on December 29, 2014 under Document/Instrument No. 158419 in the Official Public Records of Atascosa 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 2nd day of February, 2021, 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 on the porch area on the west side of the Atascosa County Courthouse, Jourdanton, Atascosa 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 11th day of January, 2021.

Shawn K. Brady

Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Sonya Wade, and/or
John A. Seib, Jr., 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"

Being 9.299 acres out of the J.H. Dossey Survey No. 2, Abstract No 1153 and being out of a 195.916 acre tract recorded in Volume 175, Page 459 of the Deed Records of Atascosa County, Texas. Said 9.299 acres being more particularly described as follows:

COMMENCING from a found 3/8 inch iron pin at the northeast corner of said 195.916 acre tract;

THENCE along the east line of said 195.916 acre tract, S.03° 47' 58" E, a distance of 1647.11 feet to a found iron pin at an angle of said 195.916 acre tract;

THENCE S 89° 21' 42" W, a distance of 15.02 feet to a set 1/2 inch iron pin at the southeast corner of this tract and to the POINT OF BEGINNING;

THENCE S 89° 21' 42" W, a distance of 938.37 feet to a set 1/2 iron pin for the southwest corner of this tract;

THENCE N 02° 51' 19" W, a distance of 439.81 feet to a set 1/2 inch iron pin for the northwest corner of this tract;

THENCE S 89° 53' 02" E, a distance of 931.87 feet to a set 1/2 inch iron pin for the northeast corner of this tract;

THENCE S 03° 47' 58" E, a distance of 427.93 feet to the POINT OF BEGINNING and containing 9.299 acres of land more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.