

**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 March 31, 2020, Felicia Danea Saldana a/k/a Felicia Saldana and Adrian Saldana conveyed to Tim Williams, as Trustee, the property situated in Lynn County, Texas, to wit:

Property:       All of Lot No., Five (5), in Block No., 62 of the Original Town of Tahoka, Lynn County, Texas, as well as a 2020 Legacy manufactured home, Serial Numbers L116032A and L116032B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.


The Deed of Trust secured that certain Note executed by Felicia Danea Saldana a/k/a Felicia Saldana and Adrian Saldana and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), and this Deed of Trust was recorded on May 1, 2020 under Document/Instrument No. 2020-0552 in Volume 501, Pages 245 through 267 in the Official Public Records of Lynn 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 5<sup>th</sup> day of March, 2024, 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 Lynn County Courthouse, 1501 S. 1<sup>st</sup> Street, Tahoka, Texas 79373 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 12<sup>th</sup> day of February 2024.



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Shawn K. Brady,  
TyScott Hamm,  
Jacey DuBois,  
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:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902

FILED FOR RECORD  
KAREN STRICKLAND - COUNTY CLERK  
LYNN COUNTY, TEXAS

**INST NO:2024-0166**

FILED ON: FEBRUARY 12, 2024 AT 2:19pm  
THE INSTRUMENT CONTAINED 3 PAGES AT FILING  
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS  
COUNTY OF LYNN



I, Karen Strickland, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 12th day of February 2024 at 2:19 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2024-0166, 3 Pages

*Karen Strickland*

Karen Strickland, County Clerk

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

Return:

HAND DELIVERED