

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 April 26, 2018, Zachary Shaughn Dedman a/k/a Zachary S. Dedman and Shelley Kaye Dedman a/k/a Shelley K. Dedman conveyed to Tim Williams, as Trustee, the property situated in Medina County, Texas, to wit:

Property:

Being Lot 18, Block 2, Hunter's Lake Subdivision, Unit 1, a subdivision in Medina County, Texas, according to the map or plat thereof recorded in Volume 7, Page 393, Plat Records of Medina County, Texas; as well as a 2018 Palm Harbor Homes, Inc. manufactured home, Serial Numbers PHH330TX1821886A and PHH330TX1821886B; HUD Label/Seal Numbers PFS1206489 and PFS1206490, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.


To secure that certain Note executed by Zachary Shaughn Dedman a/k/a Zachary S. Dedman and Shelley Kaye Dedman a/k/a Shelley K. Dedman and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on April 27, 2018 under Instrument Number: 2018003018 in the Public Records of Medina 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 7th day of January, 2025, 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 area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, near the front entrance, or as designated by the County Commissioner's Office, or as designated by the County Commissioners 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 16th day of December, 2024.


Shawn K. Brady
Justin Fonseca
Robert Valdespino
Bill Weaver
Shelly Godwin
Stacy Rogers,
any to act, Substitute Trustee

BRADY LAW FIRM, PLLC

6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

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



VG-42-2024-24-000159

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000159

Foreclosure Posting

Recorded On: December 16, 2024 10:48 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000159
Receipt Number: 20241216000017
Recorded Date/Time: December 16, 2024 10:48 AM
User: Johnny P
Station: ccscan1.medinacounty.local

Record and Return To:

JUSTIN FONSECA



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX