

Filed for Record in:  
Burleson County  
On: Mar 13, 2017 at 01:58P  
As Posting Real Estate Notice  
2.00

Accepted  
By:  
Michelle Evans  
Receipt Number - 114523

STATE OF TEXAS COUNTY OF BURLESON  
I hereby certify that this instrument  
was filed on the date and time  
stated hereon by me and was duly  
recorded in the volume and page of  
the named records of:  
Burleson County  
stamped hereon by me.  
Mar 13, 2017  
L. Schielack  
Burleson County Clerk

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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 of 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 duty military service to the sender of this notice immediately.**

**Date of Security Instrument:** August 4, 2008

**Grantor(s):** Betty J. Nix, an Unmarried Person

**Original Mortgagee:** 21st Mortgage Corporation

**Recording Information:** Instrument #00003868; Bk. OR, Vol. 756, Pg. 691, Official  
Public Records Burleson County, Texas.

**Current Mortgagee:** 21st Mortgage Corporation

**Mortgage Servicer:** Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any Servicing agreement and Texas Property Code §51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

**Date of Sale:** April 4, 2017

**Time of Sale:** 1:00 PM or not later than three hours after that time.

**Place of Sale:** AT THE SOUTH STEPS OF THE BURLESON COUNTY COURTHOUSE,  
OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED  
AREA, THEN AT THE AREA MOST RECENTLY DESIGNATED BY THE  
BURLESON COUNTY COMMISSIONER'S COURT

**Legal Description of property to be sold:**

**A 2.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE S.W. CORNER OF THE JESSE DIX TRACT OF \_\_\_\_\_ ACRES, IN THE KINCAID SURVEY IN BURLESON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED OF GIFT DATED FEBRUARY 28, 2002, FROM BILLY NIX, BOBBY NIX, AND HERMAN NIX, JR. TO BETTY JAN NIX (A/K/A BETTY JANE NIX), RECORDED IN VOLUME 568, PAGE 42, DOCUMENT NO. 0001087, OF THE OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO, AS WELL AS A 1994 CHAMPION HOMES "WALDEN" MANUFACTURED HOME, 28' X 38', SERIAL NOS. 12320390A / 12320390B, HUD LABEL/SEAL NOS. TEX0528537 /**

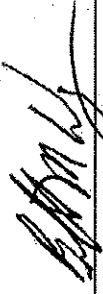
NOTICE OF SUBSTITUTE TRUSTEE'S SALE



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**TEX0528538, TOGETHER WITH ANY ALL EQUIPMENT AND ACCESSORIES, AND CERTAIN APPLIANCES AND FURNISHINGS SPECIFICALLY LISTED IN THE CONTRACT - SECURITY AGREEMENT.**

**Terms of sale: Cash**



**Bennett M. Myse  
Substitute Trustee  
Pratt Aycock, Ltd.  
4221 Preston Road, Suite 100  
Frisco, Texas 75034**

**Return to:**

**PRATT AYCOCK, LTD.  
4221 Preston Road, Suite 100  
Frisco, Texas 75034**

E X H I B I T "A"

A tract of land out of the S.W. corner of the Jesse Dix tract of \_\_\_\_\_ acres, in the Kincaid Survey in Burleson County, Texas, beginning at the S.W. corner as S.W. corner of said Jesse Dix tract and in N. line of County Road R.O.W. fence;

THENCE N. 45 deg. E. 220 feet along said road R.O.W. to S.E. corner in said line;

THENCE N. 45 W. 398.4 feet to N.E. corner;

THENCE S. 45 W. 220 feet to N.W. corner in S.W. line of said Jesse Dix tract;

THENCE S. 45 deg. E. 398.4 feet along said S.W. line to corner of BEGINNING, forming a rectangular tract of four sides and four corners, and containing 2.04 acres of land, more or less, as surveyed on the ground by Howard G. Hitchcock on September 14, 1971, and being the same property described in a Deed from Viola Walton to H.B. Nix, Jr., dated April 22, 1996, and recorded in Volume 466, on Pages 103-104, of the Deed Records of Burleson County, Texas.

And being the same property described in Deed of Gift dated February 28, 2002 from Billy Nix, Bobby Nix and Herman Nix, Jr. to Betty Jan Nix (aka Betty Jane Nix), recorded in Volume 568, Page 42 of the Official Public Records of Burleson County, Texas.