

POSTED
DATE 1-22-20
A.M. 2:53 P.M.
Michelle Reynolds

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER. BY _____ Deputy

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 24, 2002, executed by **BEN PARKER AND DEBBIE PARKER** ("Mortgagor") to William D. Smith, Trustee for the benefit of The CIT Group/Consumer Finance, Inc., filed for record under Instrument No. 032526, Official Public Records of Somervell County, Texas; said Deed of Trust being assigned to **21ST MORTGAGE CORPORATION** ("Mortgagee") by that certain Assignment dated September 9, 2008, filed for record under Instrument No. 20090375, Official Public Records of Somervell County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Guy Wiggs, Donna Stockman, Angela Lewis, Tim Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington or Denise Boerner, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, March 3, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Somervell County Courthouse at the place designated by the Commissioner's Court for such sales in Somervell County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2002 Fleetwood Manufactured Home, Serial No. TXFL284AB19848CY11.

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.

EXECUTED this 20 day of January, 2020.

FILED
MICHELLE REYNOLDS
COUNTY CLERK
SOMERVELL CO., TEXAS

2020 JAN 22 PM 2:48

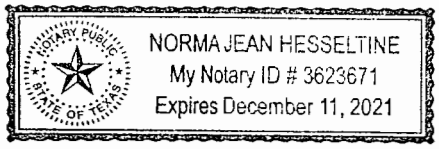
DEPUTY

BY *KL*

K Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20th day of January, 2020, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING a part of the WILLIAM B. PARKER SURVEY, Somervell County, Texas, *Abstract No. 93*
and being a portion of a certain tract of land conveyed in three tracts
to H. Weake et ux by deed recorded in Volume 50, page 560, Deed Records
of Somervell County, Texas.

BEGINNING at a 1/2 inch steel pin being South 59 degrees 04 minutes West
722.82 feet from the Northeast corner of the first tract being 138.00 acres.

THENCE South 29 degrees 21 minutes East 586.11 feet to a steel pin for corner;

THENCE South 60 degrees West 12.17 feet to a steel pin for corner;

THENCE North 29 degrees 21 minutes West 202.17 feet to a steel pin for
corner;

THENCE South 60 degrees West 266.73 feet to a steel pin for corner;

THENCE North 29 degrees 21 minutes West 379.40 feet to a steel pin under
fence;

THENCE North 59 degrees 04 minutes East 278.98 feet to the place of beginning
and containing 2.50 acres.

AND there is further conveyed a tract of land described as follows:

BEING a part of the WILLIAM B. PARKER SURVEY, Somervell County, Texas,
and being a portion of a certain tract of land conveyed in three tracts
to H. Weake et ux by deed recorded in Volume 50, Page 560, Deed Records
of Somervell County, Texas.

BEGINNING at a steel pin being South 59 degrees 04 minutes West 1001.80
feet and South 29 degrees 21 minutes East 603.01 feet from the Northeast
corner of the first tract being 138 acres, THENCE North 29 degrees 21'
W 30 feet across a road easement to a steel pin for the beginning of this
tract;

THENCE N 62 degrees 48' E 175.16 feet to a steel pin for corner;

THENCE N 60 degrees 00' E 91.70 feet to a steel pin for corner;

THENCE N 29 degrees 21' W 202.17 feet to a steel pin for corner;

THENCE S 60 degrees 00' W 266.73 feet to a steel pin for corner;

THENCE S 29 degrees 21' E 193.62 feet to PLACE OF BEGINNING.