

**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.**

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated November 7, 2017, executed by **RONALD VANDIVER AND ELLEN HAAG, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2012-13306, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris, 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, May 7, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hunt County Courthouse at the place designated by the Commissioner's Court for such sales in Hunt County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2013 Champion Manufactured Housing Unit, Serial No. APTX076613AB.

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<sup>th</sup> day of March, 2019.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO TX

19 MAR 22 AM 10:18

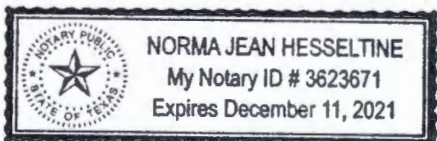
BY: 



**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](mailto: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 20<sup>th</sup> day of March, 2019, to certify which witness my hand and official seal.



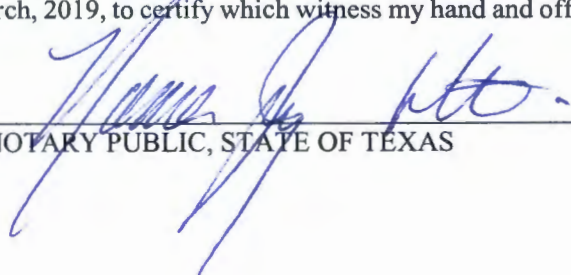
  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BEING** a tract or parcel of land situated within the City of Celeste, Hunt County, Texas, being part of Lot 1, Block 1, of CELESTE SOUTH, an addition to the City of Celeste, according to the plat thereof recorded in Volume 400 at Page 1734, in Cabinet E on Slide 313 of the Plat Records of Hunt County, Texas, and being further described as follows:

**BEGINNING** at a capped ½ inch iron rod found for a corner at the northeast corner of Lot 1 on the west line of Hunt County Road No. 1089;

**THENCE** S 06° 08' 04" E along the east line of Lot 1 and the west line of Hunt County Road No. 1089, a distance of 199.09 feet to a ½ inch iron rod set for a corner, said corner being further marked by a ½ inch iron rod found bearing S 06° 08' 04" E at a distance of 785.57 feet;

**THENCE** S 82° 07' 42" W a distance of 437.79 feet to a ½ inch iron rod set for corner;

**THENCE** N 06° 08' 04" W a distance of 199.09 feet to a ½ inch iron rod set for a corner, said corner being further marked by a capped "WISDOM" ½ inch iron rod found bearing S 82° 07' 42" W at a distance of 561.93 feet;

**THENCE** N 82° 07' 42" E along a fence and the north line of Lot 1, a distance of 437.79 feet returning to the POINT OF BEGINNING and containing 2.00 acres of land.