

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 July 20, 2005, executed by **JERRY A. HAHN AND VELMA DELBOSQUE, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 11941, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesselstine, 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, December 1, 2020**, (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 2002 Palm Harbor Manufactured Home, Serial No. PH0516827AB.

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 3 day of November, 2020.

FILE FOR RECORD
JENNIFER LINDENZWEIG
NOTARY PUBLIC, STATE OF TEXAS

20 NOV -4 AM 8:41

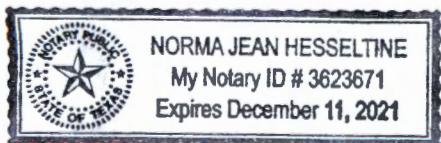
[Signature]
DEPUTY

[Signature]

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 3rd day of November, 2020, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING a tract or parcel of land situated in Hunt County, of the State of Texas, being part of the Abraham Watson Survey, Abstract No. 1104, being part of the 45.355 acre tract conveyed from Jerry McGee and Josie McGee to Michael Garry Lyday and wife, Diane Lyday by deed recorded in Volume 495, Page 832, Real Property Records of Hunt County, Texas, and being more particularly described as follows;

COMMENCING at a 3/8 inch iron rod found at a fence corner post at the southeast corner of said 45.355 acre tract;

THENCE NORTH 85 Degrees 38 Minutes 12 Seconds West along a fence and with the south line of said 45.355 acre tract a distance of 114.45 feet to a 1/2 inch iron rod set at the True Place of Beginning of the tract herein described;

THENCE NORTH 85 Degrees 38 Minutes 12 Seconds continuing along said fence and with said south line 114.25 feet to a 1/2 inch iron rod found, or a corner;

THENCE NORTH 04 Degrees 21 Minutes 48 Seconds East a distance of 953.52 feet to a 1/2 inch iron rod found in the center line of Hunt County Road No. 3213, for a corner, said corner being further referenced by a 1/2 inch iron rod set South 04 Degrees 21 Minutes 48 Seconds West 86.00 feet in fence on the south side of road;

THENCE SOUTH 86 Degrees 13 Minutes 54 Seconds East along the center line of said Hunt County Road No. 3213 and with the north line of said 45.355 acres tract a distance of 114.26 feet to a 1/2 inch

iron rod set, for a corner, said corner being North 86 Degrees 13 Minutes 54 Seconds West 114.26 feet from a 1/2 inch iron rod set at the northeast corner of said 45.355 acre tract;

THENCE SOUTH 04 Degrees 21 Minutes 07 Seconds West at 98.00 feet passing a 1/2 inch iron rod set in fence for reference and continuing along a fence and with the east line of said 45.355 acre tract, for a total distance of 982.71 feet to return to the PLACE OF BEGINNING and containing 2.500 acres of land.