

FILED FOR RECORD
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COUNTY CLERK HUNT CO. TX

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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 March 8, 2019, executed by PERRY JACK HENSLEY, JR. A/K/A PERRY JACK HENSLEY AND SANDRA MCCARLEY HENSLEY, A MARRIED COUPLE, AND BRIANNA PAIGE HENSLEY, A SINGLE PERSON ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2019-03517, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter 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, May 3, 2022**, (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 2019 Oak Creek Palm Harbor Manufactured Home, Serial No. OC051920597AB.

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.

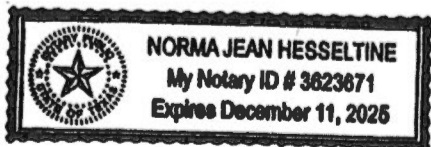
EXECUTED this 4th day of April, 2022.

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 4th day of April, 2022, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Situated in Hunt County, Texas, and being a tract or parcel of land, about 9 miles Southwesterly from Greenville, and a part of the Walter Winn Survey, Abst. No. 1075 and a part of 201.265 acres deeded to Hiltson per Vol. 720 page 998 and also a part of 28.247 acres conveyed from Vet Land Board of Texas to T. E. Watson per Vol. 786 page 383 of Hunt County Deed Records and more particularly described and bounded as follows:

BEGINNING at the S.W. Corner of said 28.247 acres conveyed to Watson per Vol. 786 page 383 of Hunt County Deed Records an iron stake for corner at center of County Road, another iron stake offset in E. Bdry of road 20 feet S. 84 deg 24 min. 37 sec. E from corner;

THENCE N 0 deg 13 min. W. along road 636.85 feet to iron stake for corner at N. W. corner of Watson land and N. W. corner of said Winn Survey;

THENCE S. 88 deg 49 min. E. along center of road 62.8 feet to corner at bend in road;

THENCE S. 89 deg. 33 min. 32 sec. E. along center of road 959.73 feet to corner, an iron stake for marker offset in S. edge of road 20 feet S. from corner;

THENCE S. 0 deg 6 min. sec. E. 728.12 feet to corner at iron stake on S. Bdry of Watson land;

THENCE N. 84 deg min. 37 sec. W. along property line 1026.25 feet to the place of beginning, and containing 16.000 acres of land, the Westerly 16.000 acres of land Watson land.

SAVE and EXCEPT:

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Walter Winn Survey, Abstract No. 1075, being part of a called 16.00 acre tract of land as described in a Contract of Sale and Purchase from the Veterans' Land Board of the State of Texas to Perry J. Hensley (VLB Account No. 488-106387) as recorded in Volume 931 at Page 341 of the Real Property Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northeast corner of said 16.00 acre tract in the center of Hunt County Road No. 2736, said Point of Beginning being the existing northwest corner of a 12.250 acre tract of land as conveyed to Perry Hensley as recorded in Volume 931 at Page 356 of the Real Property Records of Hunt County, Texas;

THENCE S 00°24'58" W along the east line of said 16.00 acre tract, a distance of 716.11 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 16.00 acre tract;

THENCE N 84°24'37" W along a fence and the south line of said 16.00 acre tract, a distance of 1026.25 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 16.00 acre tract in the center of Hunt County Road No. 2730, said corner being further marked by a 3/8 inch iron rod found on the east side of said county road bearing S 84°24'37"E at a distance of 22.14 feet;

THENCE N 00°23'13" E along the center of Hunt County Road No. 2730 and the west line of said 16.00 acre tract, a distance of 467.32 feet to a 1/2 inch iron rod set for a corner;

THENCE S 86°36'58" E along a fence, a distance of 476.74 feet to a 1/2 inch iron rod set for a corner;

THENCE N 01°25'07" E a distance of 190.47 feet to a 1/2 inch iron rod set for a corner on the north line of said 16.00 acre tract in the center of Hunt County Road No. 2736;

THENCE S 88°34'53" E along the center of Hunt County Road No. 2736 and the north line of said 16.00 acre tract, a distance of 542.94 feet returning to the Point of Beginning and containing 13.929 acres of land.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401