

**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 11, 2013, executed by **DAN B. DALTON AND JERI ANN DALTON, 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. 2013-14068, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltnine, whose address is listed below, Randy Daniel or Cindy Daniel or 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, June 6, 2023**, (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 1998 Crest Ridge Manufactured Home, Serial No. CRH2TX1537AB.

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.

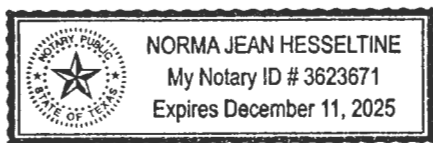
**EXECUTED** this 27 day of April, 2023.

*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](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 27 day of April, 2023, to certify which witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BEING** a tract of land situated in Hunt County, Texas, being part of the R. B. Haley Survey, Abstract No. 405, also being part of a 43.161 acre tract of land as described in A Warranty Deed with Vendors Lien from Earl R. Hunter and wife, Marieta Hunter to Dan B. Dalton and wife Debra D. Dalton as recorded in Volume 82 at Page 184 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 corner at the northeast corner of said 43,161 acre tract in the center of Hunt County Road No. 1017, said Point of Beginning being further marked by a fence post found on the south side of Hunt County Road No. 1017 bearing S 03° 25' 34" W at a distance of 26.18 feet, said Point of Beginning also being the existing northwest corner of a 19.526 acre tract as conveyed to Brain Boles as recorded in Volume 1848 at Page 616 of the Official Public Records, Hunt County, Texas;

**THENCE** S 03° 25' 34" W joining and along a fence, along the east line of said 43.161 acre tract and the west line of said 19.526 acre tract, a distance of 873.00 feet to a 1/2 inch iron rod set for a corner;


**THENCE** N 87° 41' 28" W a distance of 250.95 feet to a 1/2 inch iron rod set for a corner;

**THENCE** N 03° 25' 34" E a distance of 862.80 feet to a 1/2 inch iron rod set for a corner in the center of Hunt County Road No. 1017, said corner being further marked by a 1/2 inch iron rod set on the south side of Hunt County Road No. 1017 bearing S 03° 25' 34" W at a distance of 27.84 feet;

**THENCE** S 90° 00' 00" E along the north line of said 43.161 acre tract and the center of Hunt County Road No. 1017, a distance of 251.36 feet returning to the Point of Beginning and containing 4.999 acres of land.

FILED FOR RECORD  
at 8:51 o'clock A M

MAY 04 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

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