

10-3-14

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 16, 2022, executed by **BLENDA WALTER A/K/A BLENDA JOY WALTER AND GARY WAYNE WALTER, A MARRIED COUPLE, AND SKYLER WAYNE WALTER AND TIMBERLY LYNN TUREFF A/K/A TIMBERLY LYNN WALTER, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-06414, 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, October 3, 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 2021 CMH Manufactured Home, Serial No. CW2021890TXAB.

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 7 day of September, 2023.

FILED FOR RECORD
at 12:17 o'clock P M

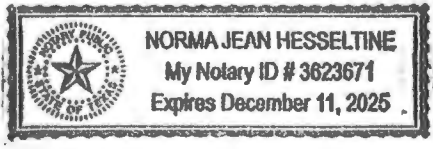
SEP 12 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

THE STATE OF TEXAS §
COUNTY OF NUECES §

[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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 7 day of September, 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 the C.A. Warfield Survey, Abstract No. 1164 and the J. Fry Survey, Abstract No. 329, Hunt County, Texas, same being a portion of that tract of land conveyed to Bleada Walter, by deed recorded in Instrument No. 2020-05371, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to John C. Patterson and Sue A. Patterson, by deed recorded in Volume 1803, Page 479, Deed Records of Hunt County, Texas, and being the Southwest corner of the remainder of Walter tract, from which a 1/2 inch iron rod found bears North 01 degree 12 minutes 58 seconds East, a distance of 432.12 feet, at the Northwest corner of said remainder of Walter tract, and being the Southwest corner of that tract of land conveyed to Christopher Allen Fleming, by deed recorded in Instrument No. 2020-05870, Official Public Records of Hunt County, Texas, for reference;

THENCE over and across said Walter tract, the following three courses and distances:

North 87 degrees 08 minutes 20 seconds East, a distance of 542.67 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

South 57 degrees 28 minutes 02 seconds East, a distance of 48.84 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 89 degrees 40 minutes 08 seconds East, a distance of 408.77 feet to a mag nail set for corner, said corner being the Southeast corner of said remainder tract, same lying along the West line of that tract of land conveyed to Wayne Rudd and Lisa Rudd, by deed recorded Volume 469, Page 577, Deed Records of Hunt County, Texas, and lying along the centerline of County Road 4506 (public right-of-way), from which a mag nail found bears North 00 degrees 20 minutes 26 seconds East, a distance of 423.11 feet, at the Northeast corner of said remainder tract and the Southeast corner of said Fleming tract, for reference;

THENCE South 00 degrees 20 minutes 26 seconds West, along said centerline of County Road 4506, a distance of 110.56 feet to a mag nail found for corner, said corner being the Southwest corner of aforesaid Rudd tract, same being the Northwest corner of that tract of land conveyed to Juan Carlos Carmona and Teresa Carmona, by deed recorded in Volume 1686, Page 333, Deed Records of Hunt County, Texas, and being the Northeast corner of that tract of land conveyed to Sean Arthur Heinz and Tonya Denise Heinz, a married couple, by deed recorded in Instrument No. 2021-24629, Official Public Records of Hunt County, Texas;

THENCE North 89 degrees 39 minutes 34 seconds West, along the North line of said Heinz tract, a distance of 1376.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of aforesaid Heinz tract, and lying along the East line of that tract of land conveyed to Mary Elizabeth Godski and Donald J. Godski, wife and husband, by deed recorded in Instrument No. 2020-16172, Official Public Records of Hunt County, Texas;

THENCE North 01 degree 09 minutes 00 seconds East, along said East line of Godski tract, a distance of 87.21 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Godski tract, and lying along the South line of aforementioned Patterson tract;

THENCE North 88 degrees 12 minutes 28 seconds East, along said South line of Patterson tract, a distance of 383.61 feet to the POINT OF BEGINNING and containing 148,529 square feet or 3.41 acres of land.