

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 December 21, 2021, executed by **MELANIE JOWERS ALMGREN A/K/A MELANIE LEIGHANN ALMGREN AND CLINTON JOEL ALMGREN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-2109280, Official Public Records of Brown County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key, 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 1, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brown County Courthouse at the place designated by the Commissioner's Court for such sales in Brown County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2018 Southern Energy Manufactured Home, Serial No. SFW020189TXAB.

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 13 day of August, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

Posted by: *Elaura Ortega-Smith*

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13 day of August, 2024, to certify which witness my hand and official seal.

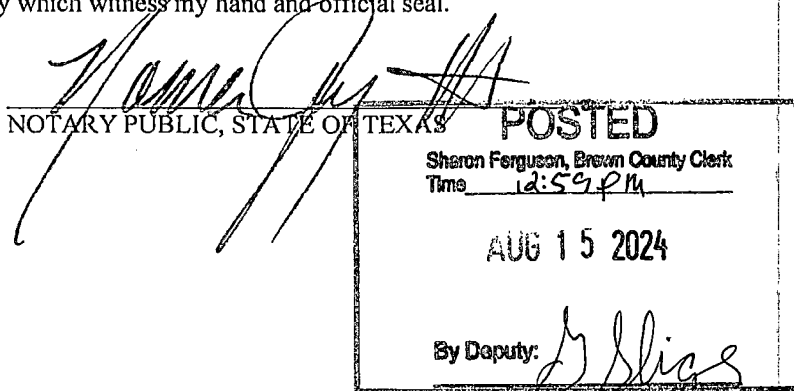
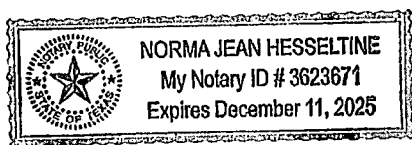


EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 1.000 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE M.E. SYDNOR SURVEY 2, ABSTRACT 1298 SITUATED IN BROWN COUNTY, TEXAS SAID 1.000 ACRE TRACT BEING A PART OF THAT 25.0 ACRE TRACT CONVEYED TO CLIFTON A. & LISA A. JOWERS BY DEED RECORDED AT VOLUME 1597 PAGE 150 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS; SAID 1.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the Northern line of Brown County Road No. 321 which bears $S87^{\circ}42'25''E$, 426 feet from the Southwest corner of that 25.0 acre tract conveyed to Clifton A. & Lisa A. Jowers by deed recorded at Volume 1597 Page 150 of the Brown County Real Property Records for the Southwest corner of the herein described tract;

THENCE, entering said 25.0 acre tract, $N2^{\circ}17'35''E$, 250.34 feet to an iron set for the Northwest corner hereof;

THENCE, $S87^{\circ}42'25''E$, 174.00 feet to an iron rod set for the Northeast corner hereof;

THENCE, $S2^{\circ}17'35''W$, 250.34 feet to an iron rod set in the North line of Brown County Road 321 as the Southeast corner hereof;

THENCE, along the North line of said CR 321, $N87^{\circ}42'25''W$, (bearing basis) 174.00 feet to the POINT OF BEGINNING and calculated to contain 1.000 acres therein.

