

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 25, 2022, executed by DALTON SCOTT LAFOUNTAIN AND ASHTON MICHELLE MCCALL, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 00133341, Official Public Records of Hill County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, 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, March 4, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hill County Courthouse at the place designated by the Commissioner's Court for such sales in Hill County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2022 Legacy Manufactured Home, Serial No. L212391AB.

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.

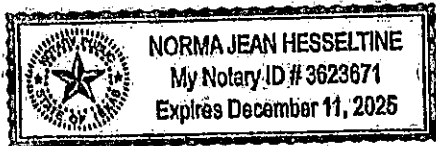
EXECUTED this 14 day of January, 2025.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 JAN 16 PM 2:50

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 14 day of January, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract, or parcel of land being all of Lot 14 of the Lake Whitney Acres Subdivision in Hill County, Texas, according to plat recorded in Slide A-346 of the Official Plat Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the south line of Lake Whitney Drive for the northwest corner of said Lot 14;

THENCE with the south line of Lake Whitney Drive, N59°24'31"E 146.49 feet to a 1/2" iron rod set in a fence line and in the west line of that certain tract described in a deed to Isaiah's Place, Inc. recorded in Volume 1196, Page 743 of the Official Public Records of Hill County for the northeast corner of said Lot 14;

THENCE generally along a fence and with the west line of said Isaiah's Place tract, S30°49'38"E 590.47 feet to a 5/8" iron rod with cap stamped "INCE RPLS #5175" found at a fence corner for the northeast corner of that certain tract described in a deed to GP Wright recorded in Volume 1869, Page 431 of the Official Public Records of Hill County, for an outside ell corner of said Subdivision, and for the southeast corner of said Lot 14;

THENCE with the north line of said Wright tract and generally along a fence, S59°16'39"W 148.66 feet to a 1/2" iron rod set for the southwest corner of said Lot 14;

THENCE N30°36'58"W 590.81 feet to the place of beginning, containing 2.001 acres of land.