

**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 September 25, 2009, executed by **CLARENCE WELDON REESE AND MARTHA L. REESE, HUSBAND AND WIFE** ("Mortgagor") to Allan B. Polunsky, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under Instrument No. 00006296, Official Public Records of Cooke County, Texas; said Deed of Trust being corrected and re-recorded under Instrument No. 00027680, Official Public Records of Cooke County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated November 20, 2019, filed for record under Instrument No. 2019-97053, Official Public Records of Cooke County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas or Shelley Ortolani, whose business address is 1 Mauchly, Irvine, CA 92618, 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, January 5, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Cooke County Courthouse at the place designated by the Commissioner's Court for such sales in Cooke 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, 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.

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.

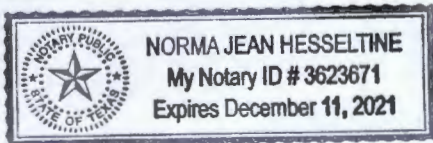
**EXECUTED** this 1<sup>st</sup> day of December, 2020.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
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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 1<sup>st</sup> day of December, 2020, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

*All that certain tract or parcel of land situated in Lot 12 of the Fannin County School Land Survey, Abstract Number 1248, County of Cooke, State of Texas, said tract being all of a called 0.80 acre tract as described in Deed to Steve R. King et ux, Janice M. King, filed 12 September 2005, and Recorded in Volume 1391 Page 268 of the Deed Records of the County of Cooke, State of Texas, said tract also known as 139 Kirby Street, and being more fully described as follows:*

*Beginning for the southeast corner of the tract being described herein at a found 1/2 inch Steel rebar, said rebar being the southeast corner of said King tract, and the northeast corner of a tract as described in Deed to Jennifer Hickman, dated 19 January 2007, and Recorded in Volume 1488 Page 39 of said Deed Records, said rebar also being in Kirby Street and on the east line of Lot 12;*

*Thence: WEST, with the south line of said King tract, and the north line of said Hickman tract, and passing at 24.72 feet a found 1/2 inch Steel Rebar on the west side of said Street, and continuing on said course for a total distance of 329.99 feet to a found 1/2 inch Steel Rebar for the southwest corner of said King tract;*

*Thence: North 00 degrees 02 minutes 27 seconds East with the west line of said King tract, a distance of 104.56 feet to a found 1/2 inch Steel Rebar for the northwest corner of said King tract, and the southwest corner of a tract as described in Deed to Janice Marie King, dated 13 October 2008, and Recorded in Volume 1606 Page 180 of said Deed Records;*

*Thence: North 89 degrees 54 minutes 59 seconds East, with the north line of said Steve King tract, and the south line of said Janice King tract, and passing at 304.94 feet a found 1/2 inch Steel Rebar on the west side of said Street, and continuing on said course for a total distance of 330.00 feet to a set survey mark nail for the northeast corner of said Steve King tract, and the southeast corner of said Janice King tract, and in Kirby Street;*

*Thence: South 00 degrees 02 minutes 43 seconds West, with the east line of said Steve King tract, and in Kirby Street, a distance of 105.04 feet to the POINT OF BEGINNING and containing 0.794 of an acre of land.*

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

FILED FOR RECORD

20 DEC -2 PM 3: 54

FAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY Pa DEPUTY