

COPY

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 January 12, 2021, executed by **CATHY ANN COOPER, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-111128, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, 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, August 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 2021 Champion Manufactured Home, Serial No. 110000HA004855AB.

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 21 day of June, 2024.

FILED FOR RECORD

2024 JUN 27 AM 8:04

CONNIE SECTION COUNTY CLERK HARDIN COUNTY, TEXAS

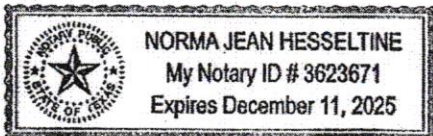
Margie Allen
Substitute Trustee

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: 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 21 day of June, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
3.00 ACRE TRACT
B.B.B. & C. R.R. SURVEY
SECTION NO. 311
ABSTRACT NO. 124
HARDIN COUNTY, TEXAS

Being a 3.00 acre tract of land in a part of the B.B.B. & C. R.R. Survey, Section No. 311, Abstract No. 124, in Hardin County, Texas and being part of a 40.23 acre tract recorded in Clerk File No. 2019-96643, Official Public Records of Hardin County, Texas, said 3.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod capped RPLS 2512 found being North 86 deg. 23 min. 45 sec. East a distance of 337.79 feet from a 5/8-inch iron rod found at the Northwest corner of said 40.23 acre tract and being the intersection of the South right-of-way line of a public road known as Old Nona Road and the East right-of-way line of a public road known as Overstreet Loop, said 1/2-inch iron rod having a State Plane Coordinate value of Y=10140245.98 and X=4201350.19;

THENCE, North 86 deg. 23 min. 45 sec. East, along the South right-of-way line of said Old Nona Road for a distance of 220.00 feet to a 1/2-inch iron rod capped RPLS 2512 found for corner;

THENCE, South 03 deg. 46 min. 28 sec. East, along the residue of said 40.23 acre tract for a distance of 594.21 feet to a 1/2-inch iron rod capped RPLS 2512 found for corner;

THENCE, South 86 deg. 14 min. 29 sec. West, along the residue of said 40.23 acre tract for a distance of 220.00 feet to a 1/2-inch iron rod capped RPLS 2512 found for corner;

THENCE, North 03 deg. 46 min. 28 sec. West, along the residue of said 40.23 acre tract for a distance of 594.80 feet to the POINT OF BEGINNING and containing 3.00 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

20-577
10/07/20

