

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 June 14, 2016, executed by GUY L. MIMS, III A/K/A GUY L. MIMS AND AMBER L. MIMS, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2016-65721, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, 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, April 1, 2025**, (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 2016 Platinum Manufactured Home, Serial No. PHAL03767AAC/BAC.

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 18 day of February, 2025.

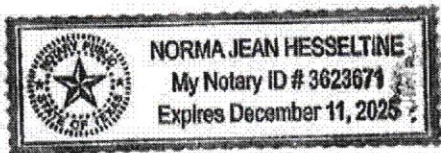
Margie Allen
Sub-Trustee

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
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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 18 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

BY *[Signature]*
COUNTY CLERK
HARDIN COUNTY, TEXAS

FILED FOR RECORD
2025 FEB 20 PM 2:14

EXHIBIT "A"

BEING out of and a part of the Henry Binns League, County of Hardin, State of Texas, Abstract No. 6, being out of and a part of the Jack and Lila Clay tract conveyed by Edgar Brown, by Deed dated June 29th, 1949, being of record at Volume 198, Page 565, of the Deed Records of Hardin County, Texas, reference to which is hereby made for all purposes, and further being out of and a part of that tract made the subject of a Warranty Deed under date of June 30th, 1955, by Lila Clay, a feme sole, to Zelmer Williamson, for her sole and separate use and as here separate property, such instrument being of record at Volume 315, Page 207, of the Deed Records of Hardin County, Texas, to which reference is hereby made for all purposes, and such tract herein conveyed being more particularly described as follows, to-wit:

BEGINNING at an iron rod for grantors northwest property corner, said beginning point being North 82 degrees 28 minutes East a distance of 119.87 feet from a concrete marker stamped H-635 for the southeast corner of the T. Simmons Survey, Abstract No. 452, Hardin County, Texas;

THENCE South with grantors west property line a distance of 166.10 feet to a point for corner; said point being grantors southwest property corner;

THENCE North 82 degrees 28 minutes East with grantors south property line a distance of 146.00 feet to a point for corner;

THENCE North 07 degrees 32 minutes west a distance of 165.00 feet to a point for corner in grantors north property line;

THENCE South 82 degrees 28 minutes west with grantors said north property line a distance of 125.00 feet to the place of beginning.

Said parcel of land herein described containing 0.513 acres of land, more or less.