

**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 February 8, 2010, executed by **LYDIA DROWN, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 114003, Official Public Records of Milam County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Milam County Courthouse at the place designated by the Commissioner's Court for such sales in Milam 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 2010 Palm Harbor Manufactured Home, Serial No. PH2214616.

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.

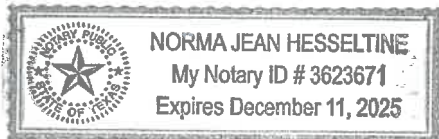
EXECUTED this 13 day of February, 2024.

Filed 22nd day of Feb  
in 2024, At 10:21 A.M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By Melinda Courtney  
Notary

K. Littlefield  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
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 13 day of February, 2024, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A DESCRIPTION OF A 2.00 ACRE TRACT OUT OF A CALLED 32.729 ACRES SITUATED IN THE JOHN BUTLER SURVEY, ABSTRACT NUMBER 103, MILAM COUNTY, TEXAS, CONVEYED TO RUSSELL E. CUMMINGS, II AND DOROTHY CUMMINGS IN VOLUME 938, PAGE 231, THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with cap marked "ASH 5687" found in the west line of a called 11.25 acre tract conveyed to Elizabeth Lamb in Volume 395, Page 122, The Official Records of Milam County, Texas, in the east line of said 32.729 acre tract, for the southeast corner of a called 1.00 acre tract conveyed to Russell E. Cummings, II and Dorothy Cummings in Volume 999, Page 584, The Official Records of Milam County, Texas, and for the northeast corner of the herein described tract;

**THENCE** with the west line of said 11.25 acre tract, South 18°21'07" West, a distance of 418.34 feet, (called South 18°21'07" West), to a wood fence post for a point for angle in the east line of said 32.729 acre tract and for the southeast corner of the herein described tract;

**THENCE** entering into and severing said 32.729 acre tract the following two (2) courses:

- 1) North 71°40'49" West, a distance of 208.26 feet, to a 1/2 inch iron rod with cap set,
- 2) North 18°21'17" East, a distance of 418.32 feet, to a 1/2 inch iron rod with cap set for the northwest corner of the herein described tract;

**THENCE** South 71°41'09" East, passing a 1/2 inch iron rod with cap marked "ASH 5687" found for the southwest corner of a 30 foot access easement and said 1.00 acre tract and continuing for a total distance of 208.26 feet, to the **POINT OF BEGINNING**, and containing 2.00 acres of land.

The **BEARING BASIS** herein is the monumented east line of said 32.729 acre tract, South 18°21'07" West, a distance of 554.79 feet, (called South 18°21'07" West, 554.79 feet).