

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 2, 2018, executed by BRANDY ARLOVE YOUNG A/K/A BRANDY A. YOUNG, A SINGLE PERSON ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Volume 861, Page 209, Official Public Records of Colorado County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Megan Randle or Ebbie Murphy, 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, October 5, 2021, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Colorado County Courthouse at the place designated by the Commissioner's Court for such sales in Colorado County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10 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 FLE240TX1637684AB.

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 3 day of September, 2021.

FILED FOR RECORD
COLORADO COUNTY, TX

SEP -7 PM 1:55

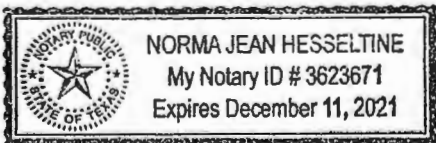
CLIFFORD LITTLEFIELD
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF NUECES §

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 3 day of September, 2021, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF COLORADO
TRACT "A"

5937 SQ. FEET OUT OF THE
HANCOCK & HENDERSON ADDITION
OF THE CITY OF COLUMBUS

A DESCRIPTION OF 5937 SQUARE FEET OF LAND, SAME BEING A PORTION OF ORIGINAL LOT 1 OF BLOCK # 111 (FORMERLY BLOCK # 103) OF THE HANCOCK AND HENDERSON ADDITION OF THE CITY OF COLUMBUS, AS RECORDED IN VOLUME M, PAGE 436, DEED RECORDS, AND SLIDE 18, PLAT RECORDS OF COLORADO COUNTY, TEXAS, AND BEING THE NORTH 1/2 OF SUBDIVISIONAL LOT 5 AND A PORTION OF SUBDIVISIONAL LOT 6 OF SAID HANCOCK AND HENDERSON ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the intersection of Preston Street (24 Varas R.O.W.) and Hancock Street (24 Varas R.O.W.), at the northwest corner of said Lot 1 of the original subdivision of said Hancock and Henderson Addition, same being at the northwest corner of subdivisional Lot 6, and of the herein described tract;

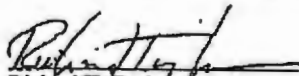
THENCE NORTH 90°00'00" EAST (EAST Record, Bearing Basis), passing at a distance of 55.53 feet the northeast corner of said subdivisional Lot 6, and the northwest corner of subdivisional Lot 5, continuing for a total distance of 106.93 feet (106.93' Record) along the south right-of-way line of said Preston Street, to a 1/2 inch iron rod found at the northwest corner of a called 0.1452 acre tract conveyed to James Jr. & Leonard Robinson in Volume 469, Page 437, Deed Records of Colorado County, Texas, for the northeast corner of the herein described tract; and from which a concrete monument found for the northeast corner of said subdivisional Lot 5 and the common northwest corner of subdivisional Lot 4 of said Hancock & Henderson Addition bears NORTH 90°00'00" EAST, a distance of 3.94 feet.

THENCE SOUTH 80°22'31" WEST, along the common west line of said James Jr. & Leonard Robinson called 0.1452 acres tract, a distance of 55.62 feet to the common line of the North and South 1/2 of said subdivisional Lots 5 & 6, for the southeast corner of the herein described tract of land, same being in the record north line of that certain called 55 foot x 111 foot tract of land described in a deed to Glenford & Kenny Vanderpool recorded in Volume 531, Page 658 of the Deed Records of Colorado County, Texas;

THENCE SOUTH 90°00'00" WEST (WEST Record) passing the common line of said subdivisional Lot 5 and Lot 6 and continuing on for a total distance of 106.57 feet to the west line of said original Lot 1, the west line of subdivisional Lot 6, and the common east line of aforesaid Hancock Street (24 Varas ROW), for the southwest corner of the herein described tract;

THENCE NORTH 90°00'00" WEST (NORTH Record), a distance of 55.62 feet to the POINT OF BEGINNING and CONTAINING 5937 SQUARE FEET OF LAND.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during November 2011, and is true and correct to the best of my knowledge and belief.


Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

01/05/12

Date

Attachments: Exhibit of Two Tracts and 7291 Square Feet of Land
Job: 11-3836



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