

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 August 17, 2017, executed by MICHAEL LEE EVANS AND JULIE RENEVA EVANS, A MARRIED COUPLE ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2017003210, Official Public Records of Cass County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltnine, whose address is listed below, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, 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, July 7, 2020, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Cass County Courthouse at the place designated by the Commissioner's Court for such sales in Cass 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 2015 Legacy Manufactured Home, Serial No. L110563AB.

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.

FILED FOR RECORD

2020 MAY 26 AM 8:26

AMY L. VARNELL
CASS COUNTY CLERK

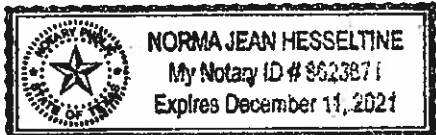
EXECUTED this ^{4th} 20 day of May, 2020.

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 ^{4th} 20 day of May, 2020, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain 5.10 acre tract of land, being all of that called 5 acre tract of land in the Evan Watson Survey, A-1077, Cass County, Texas, described in Instrument No. 2014003041, Official Public Records, Cass County, Texas, said 5.10 acre tract of land being more particularly described as follows: (Bearing Basis: Volume 1188, Page 554)

BEGINNING at a 1/2" iron rod in the West line of Cass County Road No. 1349 for the Southwest corner of this tract, Northwest corner of Volume 1155, Page 644;

THENCE North 08 deg. 51 min. 19 sec. East 378.37 feet with the West line of Cass County Road No. 1349 to a 1/2" iron rod found for the Northeast corner of this tract, also the Southwest corner of Volume 1188, Page 554, a 1/2" iron rod found for the Northwest corner of Volume 1188, Page 554, bears North 08 deg. 51 min. 19 sec. East Bearing Basis) 920.00 feet;

THENCE North 89 deg. 59 min. 45 sec. East, 560.33 feet (passing at 39.8 feet a 1/2" iron rod set for reference, at 207.2 feet a "T" post set at 373.5 feet a "T" post set) with common boundary of Volume 1188, Page 554, to a "T" post found in a branch and the East line of the Evan Watson Survey, A-1077, West line of the W. J. Hamilton Survey, A-466, for the Northeast corner of this tract, Southeast corner of Volume 1188, Page 554;

THENCE South 01 deg. 40 min. 04 sec. East, 374.01 feet with the Watson-Hamilton survey line to a point in a swamp (not set) for the Southeast corner of this tract, also the Northeast corner of Volume 1155, Page 644;

THENCE South 89 deg. 59 min. 45 sec. West, 629.46 feet (passing at 291.3 feet a 1/2" iron rod set for reference, at 586.2 feet a 1/2" iron rod set for reference) with common boundary of Volume 1155, Page 644 to the Point of Beginning, containing 5.10 acres of land, more or less.

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