

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 November 8, 2019, executed by JOHN L. DEAN, JR. AND ANGELA NELL DEAN A/K/A ANGELA NELL STEPNEY, A MARRIED COUPLE ("Mortgagor") to Tim Williams, Trustee for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2019-20193739, Official Public Records of Robertson County, Texas; said Deed of Trust being corrected by the certain Correction Instrument as to a Recorded Original Instrument dated January 31, 2020, filed for record under Instrument No. 2020-20200323, Official Public Records of Robertson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, 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, July 6, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Robertson County Courthouse at the place designated by the Commissioner's Court for such sales in Robertson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2011 Legacy Manufactured Home, Serial No. LH11TX6157AB.

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 2 day of June, 2021.

Filed for Record in:  
Robertson County  
On: Jun 04, 2021 at 11:27A  
By: Maxine Lattimore

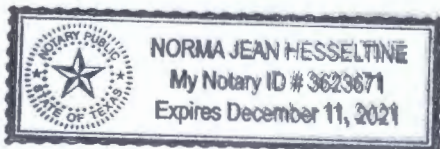
I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 4 day of June, 2021 at 11:35 a.m.  
Stephanie M. Sanders, Robertson County Clerk  
by Maxine Lattimore

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 2<sup>nd</sup> day of June, 2021, to certify which witness my hand and official seal.



Norma Jean Hesseltine  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Tract One:**

**Being all of Lot Three (3) in Block Four Hundred Twenty (420), in the City of Hearne, Robertson County, Texas; and being that same property described at Tract 2 in a deed from Hearne Independent School District et al to L&S Services, LLC, dated July 28, 2011 and recorded in Volume 1146, page 486 of the Official Public Records of Robertson County, Texas.**

**Tract Two:**

**Being all of Lot Five (5) in Block Four Hundred Twenty (420), in the City of Hearne, Robertson County, Texas; and being that same property described in a deed from Benny Carroll, Sr. and Waymona Carroll to L&S Services, LLC, dated June 20, 2019 and recorded in Volume 1377, page 550 of the Official Public Records of Robertson County, Texas.**