

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 15, 2017, executed by LONNIE E. CRAWFORD, JR., A SINGLE INDIVIDUAL ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2017-01992, Official Public Records of Lee County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, 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, April 6, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Lee County Courthouse at the place designated by the Commissioner's Court for such sales in Lee County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2017 Cavco Manufactured Home, Serial No. CAV150TX1712781AB.

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 19 day of February, 2021.

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

FILED AND RECORDED

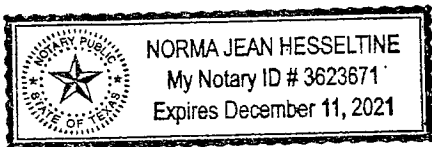
FEB 22 2021

THE STATE OF TEXAS §
COUNTY OF NUECES §



Sharon Blasig
SHARON BLASIG
COUNTY CLERK LEE COUNTY TEXAS

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of February, 2021, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT ONE: Being 8.70 acres of land, more or less, lying and being situated in Lee County, Texas, out of the Nellie Peterson League, Abstract 15, and being a part of the 10.00 acre tract described as Tract Three in the Nellie Peterson League, A-15 in Lee County, Texas in that certain Warranty Deed dated June 21, 2013 from Timothy Croft and wife, Annette Croft, Paul Lewandowski and wife, Kimberly Lewandowski to Karen Vira in Volume 1115, Page 822 of the Real Property Records of Lee County, Texas, and being more fully described by metes and bounds as follows:

PLACE OF BEGINNING at the Northeastern corner of the 10.00 acre tract, for the Northeastern corner of this tract.
THENCE along the East line of said 10.00 acre tract, South 18 deg. 44' 11" East 164.69 feet, to a 5/8 inch steel rod found in said line.
THENCE continuing along the East line of said 10.00 acre tract, South 18 deg. 56' 05" East 184.35 feet to a 1/2 inch steel rod set, in said line for the Southeast corner hereof.
THENCE along the South line of said 10.00 acre tract, South 71 deg. 20' 20" West 1172.21 feet to a 1/2 inch steel rod set in the East line of the Oval and Jaclyn Market 1.715 acre tract in Volume 953, Page 385 Real Property Records, for the Southwest corner of this tract.
THENCE along the East line of said Market 1.715 acre tract, North 18 deg 51' 55" West 184.36 feet to a 1/2 inch steel rod found, at the Northeast corner of said 1.715 acre tract.
THENCE continuing in the same direction, North 18 deg. 51' 55" West 190.00 feet to a point in the original Northwest line of the original 10.00 acre tract.
THENCE along the Northwest line of said 10.00 acre tract, North 71 deg. 20' 20" E 138.09 feet, to a 1/2 inch steel rod set for corner.
THENCE South 34 deg. 08' 00" East 197.15 feet, to a 1/2 inch steel rod set in the Northwest line of said 10.00 acre tract.
THENCE North 71 deg. 20' 20" East 180.21 feet, to a 1/2 inch steel rod set in Northwest line of said 10.00 acre tract.
THENCE North 19 deg. 29' 00" West 164.71 feet, to a 1/2 inch steel rod set in Northwest line of said 10.00 acre tract.
THENCE North 71 deg. 20' 20" East 823.31 feet, to the PLACE OF BEGINNING and containing 8.70 acres, more or less.

TRACT TWO (2): Being a twenty (20') wide non-exclusive access easement from Lee County Road 401, running along the northwest line of the remaining acreage of 1.3 acres in the West line of the 8.7 acre tract described as Tract One herein above, all being a part of the 10.00 acre tract described as Tract Three in the Nellie Peterson League, A-15 in Lee County, Texas in that certain Warranty Deed dated June 21, 2013 from Timothy Croft and wife, Annette Croft, Paul Lewandowski and wife, Kimberly Lewandowski to Karen Vira in Volume 1115, Page 822 of the Real Property Records of Lee County, Texas, as depicted and described on the Plat in Exhibit "B" attached hereto and made a part hereof for all purposes. The non-exclusive access easement shall be used by Grantee, his successors and assigns, for ingress and egress purposes from Tract One being the 8.7 acres described above to the Lee County Road 401.

PLACE OF BEGINNING at a 1/2 inch steel rod set in the East line of Lee County Road 401 and being Northwest corner of the 10.00 acre tract described as Tract Three in Volume 1115, Page 822 and being the Northwest corner of said access easement and the 1.3 remaining acreage out of the 10.00 acre tract and herein retained by the Grantor.
THENCE along the East line of said Lee County Road 401 and the West line of the remainder of the 10.00 acre tract or the 3.1 acre tract South 18 deg. 30' 40" East 20.00 feet for corner.
THENCE North 71 deg. 20' 20" East 297.87 feet to corner, to a point in the West line of the 8.70 acre tract described as Tract One herein.
THENCE North 18 deg. 51' 55" West 20.00 feet along the West line of the 8.7 acre tract to the Northwest corner of the remaining 3.1 acre tract and being common with the Northwest corner of the 8.70 acre tract described as Tract One herein.
THENCE South 71 deg. 20' 20" West along the northwest line of the remaining 3.1 acre tract, 297.80 feet to the PLACE OF BEGINNING and containing 0.137 of an acre.

FILED AND RECORDED

FEB 22 2021

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

 Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS