

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 October 24, 2008, executed by **JOYCE ROGERS AND MICHAEL ROGERS, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 200804450, Official Public Records of Lee County, Texas, said Deed of Trust being re-recorded under Instrument No. 200804635, Official Public Records of Lee County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter 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, October 5, 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 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 2008 Clayton Manufactured Home, Serial No. CLW028173TX.

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 27 day of August, 2021.

FILED AND RECORDED

AUG 30 2021



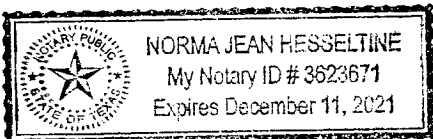
Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. CLIFFORD 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 27 day of August, 2021, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF LEE

All that certain tract or parcel of land, lying and being situated in Lee County, Texas, a part of the A. B. Stephens League, Abstract 19, and being part of a 50 acre tract described in a Deed from family Lincoln, Sr., to Sandy Lincoln, Jr., dated March 12, 1991, and recorded in Volume 79, page 16 of the Deed Records of Lee County, Texas, and being more fully described by notes and bounds as follows:

COMMENCING where the fenced Northeast boundary of the said 50 acre tract intersects the Southeast R-O-W line of F. M. Highway No. 180;

THENCE SOUTH 35° 00' EAST, along the fenced Northeast boundary of the said 50 acre tract, 462.00 feet to a 1/2 inch steel rod set in place for the North corner and BEGINNING POINT on the herein described tract;

THENCE SOUTH 35° 00' EAST, continuing along the Northeast boundary of said 50 acre tract, 208.71 feet to a 1/2 inch steel rod set for the East corner of this tract;

THENCE SOUTH 55° 08' WEST, 208.71 feet to a 1/2 inch steel rod set for the South corner of this tract;

THENCE NORTH 35° 00' WEST 208.71 feet to a 1/2 inch steel rod set for the West corner of this tract;

THENCE NORTH 55° 00' EAST 208.71 feet to the PLACE OF BEGINNING and containing 1.000 acre of land.

Prepared from as on the ground survey filed on April 7, 1979, and certified to be true and correct.

Date of signature April 7, 1979.

JOB. NO. 216

[Signature]
MARCEL MACKENZIE, REG. PUBLIC SURVEYOR
NO. 1915



FILED AND RECORDED

AUG 30 2021



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

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

GARRETT & SON SURVEYORS
1313 QUINN SILVER STREET
ROUND ROCK, TEXAS 78665
512-218-9501

October 7, 2008

Fieldnotes of a 30 foot access easement out of A. H. Stephens League, Abstract No. 19, in Lee County, Texas, being out of, and a part of, two Tracts of land, a 2.07 acre Tract of land described in a deed to Edna Bell Moore of record in Volume 208, Page 438, of the Deed Records of Lee County, Texas, and a second Tract being called a 15.68 acre Tract by the Lee County Tax Appraisal District in the name of Arnelia Lincoff, deceased, and is memorialized. This 15.68 acre Tract is out of a 50 acre Tract described in a deed to Sandy Lincoff, et al. of record in Volume 19, Page 16 of the Deed Records of Lee County, Texas. This Tract, being more fully described by its centerline, and being 30 feet in width, and said centerline being more fully described as follows:

BEGINNING at a point in the south line of FM 180 and the north line of aforementioned 2.07 acre Tract for the most northerly point of this, said point being $S 45^{\circ} 00' 00'' W$ a distance of 36.67 feet from the southeast corner of said 2.07 acre Tract;

THENCE $S 35^{\circ} 12' 05'' E$ at 300 feet past the south line of said 2.07 acre Tract and at 449.27 feet to a point for a corner of this;

THENCE $S 01^{\circ} 44' 52'' E$ a distance of 302.17 feet to a point at the beginning of a curve to the left with a radius of 43.98 feet and a chord length bearing $S 81^{\circ} 24' 24'' E$ a distance of 115.59 feet to a point on a curve to the left for a corner of this;

THENCE with said curve to the left, having a radius of 31.48 feet described by a chord $S 11^{\circ} 25' 39'' E$ a distance of 30.26 feet to a point of tangency for a corner of this;

THENCE $N 01^{\circ} 43' 39'' W$ a distance of 137.68 feet to a point in the west line of a 1.00 acre Tract described in a deed to Charles Earl Woodson of record in Volume 314, Page 198, of the Deed Records of Lee County, Texas, said point being $S 35^{\circ} 00' 00'' E$ a distance of 115.52 feet from the northwest corner of aforementioned 1.00 acre Tract.

These fieldnotes were prepared from an actual survey on the ground, and from data obtained in the Deed Records of Lee County, Texas. This description is based upon an existing roadway in place at the time, October 7, 2008.

W. J. Garrett, Jr.
 RPLS 2714



FILED AND RECORDED

AUG 30 2021



Sharon Blasig
 SHARON BLASIG
 COUNTY CLERK, LEE COUNTY TEXAS