

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 July 31, 2021, executed by **MICHAEL HOWARD JOHNSON, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-16764, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris, 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 **Wednesday, July 5, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hunt County Courthouse at the place designated by the Commissioner's Court for such sales in Hunt 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 2002 Fleetwood Manufactured Home, Serial No. TXFL112AB85356WP11.

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 31 day of may 2023.

FILED FOR RECORD
at 9:48 o'clock AM

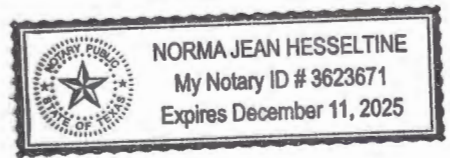
JUN 07 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by [Signature]

[Signature]
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 31 day of may, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract 1:

BEING a tract of land situated in the Reese Price Survey, Abstract No. 822, Hunt County, Texas, being the tract of land as described in Warranty Deed to Larissa Strickland, as recorded in Volume 1424, Page 496, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner, from which a 60D nail found bears South 47 minutes 50 minutes 18 seconds East, a distance of 2.03 feet, said point being the northwest corner of said Strickland tract, being the southwest corner of the tract of land as described in Special Warranty Deed with Vendor's Lien to Michael Johnson and Christie Johnson, as recorded in Volume 668, Page 75, Deed Records, Hunt County, Texas, and lying on the east line of the tract of land as described in Warranty Deed to Amy Helmstadter, as recorded in County Clerk's File No. 2010-9721, Official Public Records, Hunt County, Texas;

THENCE South 89 degrees 23 minutes 19 seconds East, along the south line of said Johnson tract, a distance of 429.24 feet to a 3/8 inch iron rod found for corner, being the northeast corner of said Strickland tract, and being the northwest corner of the tract of land as described in Deed Without Warranty to Fernando Chacon, as recorded in County Clerk's File No. 2017-08744, Official Public Records, Hunt county, Texas;

THENCE South 00 degrees 39 minutes 30 seconds West, along the west line of said Chacon tract, a distance of 152.14 feet to a 1/2 inch iron rod found for corner, being the southeast corner of said Strickland tract and being the northeast corner of the tract of land as described in Warranty Deed to Jesso D. McAlester, as recorded in Volume 1607, Page 696, Deed Records, Hunt County, Texas;

THENCE North 89 degrees 23 minutes 17 seconds West, along the north line of said McAlester tract, a distance of 428.55 feet to a 1/2 inch iron rod with orange cap stamped "STOVALL" found for corner, being the southwest corner of said Strickland tract, and lying on the east line of the tract of land as described in Special Warranty Deed to William J. and Glenda G. Weatherford, as recorded in Volume 1281, Page 606, Deed Records, Hunt County, Texas;

THENCE North 00 degrees 23 minutes 44 seconds East, along the east line of said Weatherford tract, a distance of 152.13 feet to the POINT OF BEGINNING and containing 65,249 square feet or 1.498 acres of land.

Tract 2:

25' Access Easement to be retained by grantor herein

All that certain lot, tract or parcel of land situated in the Reese Price Survey, Abstract No. 822, Hunt County, Texas and being part of a tract of land known as lot 32 of West Lake Acres, an unrecorded addition to Hunt county, Texas and being part of a tract of land described in a Deed from ADCO Investments, Inc. to Mary Ann Greer Bray as recorded in Volume 589, Page 697 of the O.P.R.H.C.T. and being more particularly described as follows:

Beginning at a 60D nail found for corner at the Northwest corner of said Bray tract, said point also being within Private Road No. 3845;

Thence S 89 deg. 23 min. 17 sec. E with the north lien of said Bray tract, a distance of 25.00 feet to a point for corner;

Thence S 00 deg. 24 min. 31 sec. W parallel with the West line of said Bray tract, a distance of 152.26 feet to a point for corner;

Thence N 89 deg. 23 min. 17 sec. W parallel with the North line of said Bray tract, a distance of 25.00 feet to a 1/2" iron rod set for corner in the West line of said Bray tract;

Thence N 00 deg. 24 min. 31 sec. E with the West line of said Bray tract, a distance of 152.25 feet to the POINT OF BEGINNING and containing 0.087 acres of land.