

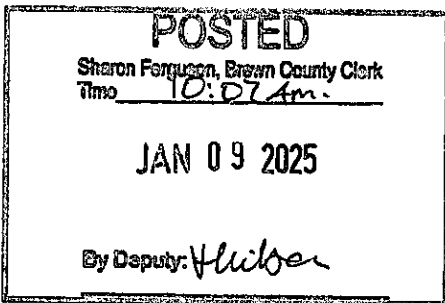
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 2, 2019, executed by MICHAEL PAUL YEATS AND JENNIFER YEATS A/K/A JENNIFER DAWN YEATS, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 1903969, Official Public Records of Brown County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key, 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, February 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brown County Courthouse at the place designated by the Commissioner's Court for such sales in Brown 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 2018 Palm Harbor Manufactured Home, Serial No. PHH330TX1821868AB.

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 January, 2025.

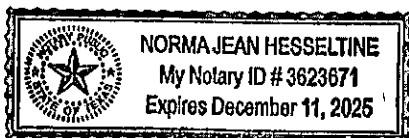


K Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

Posted by: *Shirley O'Acger-Smith*

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 2 day of January, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All of that certain 5.53 acre tract, lot or parcel of land being out of the H.T. & B.R.R. Co. Survey No. 6, known as the L. J. Dickey Survey, Abstract No. 1320, being situated in Brown County, Texas, 9.969801 miles North 60 degrees 28 minutes 34.6 seconds East, of the Court House of Brown County, Texas, and being 35.524361 miles, North 43 degrees 23 minutes 12 seconds East, of the Geographical Center of the State of Texas, and contains 2.83 acre of a 14.119 acre tract as described in a Warranty Deed from Raymond Carruth, et ux, to J. R. Carruth, et ux, dated September 1, 1997, being of records in Volume 736, Page 957 of the Deed Records of Brown County, Texas, and 1.76 acres out of a 43 acre tract as described as Tract No. 3 in Volume 724, Page 48 of the Deed Records of Brown County, Texas which is referenced from a Deed of Gift from Raymond Carruth to J.R. Carruth, dated August 21, 1990, being of record in Volume 1062, Page 874 of the Real Property Records of Brown County, Texas, and 0.94 acre tract out of 5.254 acre tract as described in a Warranty Deed from Raymond Carruth, et ux to J.R. Carruth, et ux, dated February 20, 1975, being of record in Volume 677, Page 746 of the Deed Records of Brown County, Texas, and is further described as follows:

BEGINNING at a 3/8 inch iron rod found in place by a fence corner post in the northerly line of County Road No. 329, being the Southwest Corner of said 14.119 acre tract, and the Southeast corner of said 5.254 acre tract, and the Southwest corner of a 5.01 acre tract, for the South East Corner of this;

THENCE South 89 degrees 51 minutes 39 seconds West, with the northerly line of said County Roadway 290.37 feet to a 1/2 inch iron rod set for the South West Corner of this;

THENCE, North 00 degrees 03 minutes 27 seconds East, crossing said 5.254 acre tract and passing the northerly line of said 5.254 acre tract a total distance of 812.25 feet to a 1/2 inch iron rod by fence corner post, being the Northwest corner of said 14.119 acre tract, for the North West Corner of this;

THENCE, North 82 degrees 49 minutes 24 seconds East, with fence line along northerly line of said 14.119 acre tract, 292.72 feet to a 1/2 inch iron rod being the Northwest corner of said 5.01 acre tract, for the North East Corner of this;

THENCE, South 00 degrees 03 minutes 49 seconds West, with westerly line of said 5.01 acre tract, 848.12 feet to the place of beginning and calculated to contain 5.53 acres of land in area.

