

#42

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY TEXAS

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 September 30, 2020, executed by **BRADLEY LAWRENCE POSTON A/K/A BRADLEY POSTON AND CATHERINE MALONE POSTON, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00115824, Official Public Records of Hill County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, 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, August 2, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hill County Courthouse at the place designated by the Commissioner's Court for such sales in Hill 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 2021 Champion Manufactured Home, Serial No. 125000HA009692AB.

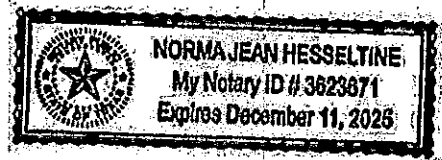
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 6 day of July, 2022.

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
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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 6 day of July, 2022, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract or parcel of land being 51.78 acres of land, more or less, in J.R. Bennett Survey. Abstract Number 59, Hill County, Texas, being all of that certain called 50 acre tract as described in a deed from M. Rogers to D. O. Rogers dated January 5, 1972, and recorded in Volume 512, Page 59, of the Hill County, Deed Records.

Beginning at a nail in the centerline of a gravel Public Road for the existing Northwest corner of said Rogers tract and the Northwest corner of said J.R. Bennett Survey.

Thence: N. 59 Degrees 04' 46" E. along the North fence line of said Rogers tract, as extended at 0 + 25 an iron rod for reference and at 9 + 75.59 an iron rod for reference, a total distance of 1025.59 feet to a point in the channel of Pin Oak Creek for the existing Northeast corner of said Roger tract.

Thence: Along said channel of Pin Oak Creek:

S. 73 degrees 32' 48" E. 61.57 feet
S. 32 degrees 47' 23" E. 119.21 feet
S. 07 degrees 59' 35" E. 151.28 feet
S. 23 degrees 22' 12" E. 142.33 feet
S. 06 degrees 42' 51" E. 289.00 feet
N. 76 degrees 46' 11" E. 106.94 feet
N. 25 degrees 02' 35" E. 137.09 feet
N. 06 degrees 51' 32" E. 75.00 feet
N. 01 degrees 55' 47" E. 122.86 feet
S. 45 degrees 58' 35" E. 76.32 feet
S. 47 degrees 06' 29" E. 153.72 feet
S. 35 degrees 11' 13" E. 201.00 feet
S. 64 degrees 00' 14" W. 192.43 feet
S. 06 degrees 54' 03" E. 40.63 feet
S. 59 degrees 33' 49" E. 234.87 feet
S. 01 degrees 50' 03" E. 134.09 feet
S. 45 degrees 23' 19" E. 264.87 feet
S. 63 degrees 56' 44" W. 170.37 feet
S. 06 degrees 17' 41" E. 95.60 feet
S. 75 degrees 49' 22" E. 138.03 feet
N. 59 degrees 42' 20" E. 100.38 feet
S. 09 degrees 23' 45" E. 189.78 feet
S. 68 degrees 09' 02" E. 96.96 feet to the existing Southeast corner of said Rogers tract.

Thence: S. 59 degrees 22' 15" W. along the South fence line of said Rogers tract, as extended, passing at 0 + 30 an iron rod for reference and at 12 + 36.07 an iron rod for reference, a total distance of 1261.67 feet to a nail in the aforesaid centerline of a gravel public road in the existing Southwest corner of said Rogers tract.

Thence: N. 30 degrees 00' 00" W. (base bearing), along said centerline, a distance of 1946.94 feet to the Place of Beginning and containing 51.78 acres of land, more or less.

EXHIBIT "A" CONTINUED

SAVE AND EXCEPT THE FOLLOWING TRACTS: TRACT ONE:

All that certain lot, tract or parcel of land lying and situated in the James R. Bennett Survey, Abstract 59, Hill County, Texas, being a part of that certain tract of land described as 51.78 acres in the deed from Ronnie Wayne Poston to Sherry Regina Poston dated January 28, 2014, recorded in Volume 1780, Page 1, in the Official Public Records, Hill County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch steel rebar set in HCR 3364 (Hill County Road 3364) on the Westerly line of said 51.78 acre tract the Easterly line of that certain tract of land described as 1250.87 acres in the deed to SRP AK, LLC., recorded in Volume 1733, Page 40, in said Official Public Records, said corner bears South 30 degrees 00 minutes 00 seconds East 1047.58 feet from a 1/2 inch steel rebar found (control monument) at the Northwest corner of said 51.78 acre tract the Southwest corner of that certain tract of land described in the deed to James E. Van Zandt, et ux, recorded in Volume 1885, Page 581, in said Official Public Records, from which a 1/2 inch steel rebar found (control monument) at the Northwest corner of said Van Zandt tract bears North 30 degrees 00 minutes 00 seconds West (bearing baseline) 1944.55 feet;

Beginning at a 1/2 inch steel rebar set in HCR 3364 (Hill County Road 3364) on the Westerly line of said 51.78 acre tract the Easterly line of that certain tract of land described as 1250.87 acres in the deed to SRP AK, LLC recorded in Volume 1733, Page 40, in said Official Public Records, said corner bears South 30 degrees 00 minutes 00 seconds East 1047.58 feet from a 1/2 inch steel rebar found (control monument) at the Northwest corner of said 51.78 acre tract the Southwest corner of that certain tract of land described in the deed to James E. Van Zandt, et ux, recorded in Volume 1885, Page 581, in said Official Public Records, from which a 1/2 inch steel rebar found (control monument) at the Northwest corner of said Van Zandt tract bears North 30 degrees 00 minutes 00 seconds West (bearing baseline) 1944.55 feet.

Thence North 59 degrees 22 minutes 15 seconds East, at 25.00 feet passing a 1/2 inch steel rebar set for reference, continuing for a distance of 1207.90 feet passing a 1/2 inch steel rebar set for reference, in all 1247.90 feet to a point at a corner in Pin Oak Creek;

Thence with the center of Pin Oak Creek the following courses and distances:
South 21 degrees 35 minutes 34 seconds East 149.81 feet to a point at a corner, South 46 degrees 08 minutes 00 seconds East 261.98 feet to a point at a corner, South 35 degrees 12 minutes 07 seconds East 54.32 feet to a point at a corner, South 54 degrees 06 minutes 51 seconds West 89.42 feet to a point at a corner, South 76 degrees 26 minutes 16 seconds West 99.05 feet to a point at a corner, South 03 degrees 35 minutes 53 seconds West 75.86 feet to a point at a corner, South 55 degrees 22 minutes 49 seconds West 8.09 feet to a point at a corner, South 17 degrees 47 minutes 38 seconds East 104.47 feet to a point at a corner, South 06 degrees 44 minutes 18 West 149.17 feet to a point at a corner and South 56 degrees 42 minutes 05 seconds East 129.86 feet to a point at a corner the Southeast corner of said 51.78 acre tract on the Northerly line of that certain tract of land described as 102.22 acres in the deed to Raymond N. Hatfield recorded in Volume 1342, Page 701, in said Official Public Records;

EXHIBIT "A" CONTINUED

Thence South 59 degrees 22 minutes 28 seconds West, at 30.00 feet passing a 1/2 inch steel rebar set for reference at the base of a fence post, continuing a distance of 1231.10 feet to a 1/2 inch steel rebar set for reference at the base of a fence post, in all 1256.10 feet partially along a fence, to a 1/2 inch steel rebar set at a corner in said HCR 3364 at the Southwest corner of said 51.78 acre tract the Northwest corner of said 102.22 acre tract on the Easterly line of that certain tract of land described as 206.58 acres in the deed to Roger A. Mims recorded in Volume 1065, Page 142, in said Official Public Records;

Thence North 30 degrees 00 minutes 00 seconds West along said HCR 3364, at 814.04 feet passing a bridge spike found at the Northeast corner of said 206.58 acre tract the Southeast corner of said 1250.87 acre tract, in all 890.78 feet to the point of beginning and containing 25.00 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Hill County, Texas, on the J.R. Bennett, Survey, A-59 and being a part of the called 51.78 acre tract conveyed to Ronnie Wayne Poston and wife Sherry Regina Poston by deed recorded in Volume 835, Page 53, of the Hill County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in County Road 3364 and being South 29 degrees 41 minutes 58 seconds East 431.91 feet from the Northwest corner of the called 51.78 acre tract and at the Southwest corner of a 10.114 acre tract surveyed this date; Witness: fence corner North 58 degrees 20 minutes 21 seconds East 20.61 feet;

Thence North 58 degrees 20 minutes 21 seconds East, along fence, 1012.37 feet to a point to the centerline of Pin Oak Creek at the Southeast corner of the 10.114 acre tract surveyed this date and in the West line of the G.L. Harris 46.91 acre tract recorded in Volume 1624, Page 843, of the Hill County Deed Records; Witness: T Post South 58 degrees 20 minutes 21 seconds West 139.59 feet;

Thence along the centerline of Pin Oak Creek as follows; South 22 degrees 58 minutes 09 seconds East 19.62 feet South 14 degrees 39 minutes 06 seconds East 128.35 feet, South 14 degrees 35 minutes 51 seconds East 76.30 feet, South 11 degrees 53 minutes 55 seconds West 81.37 feet, South 84 degrees 38 minutes 31 seconds East 60.42 feet, North 47 degrees 43 minutes 21 seconds East 98.09 feet, North 18 degrees 20 minutes 15 seconds East 58.98 feet, North 19 degrees 40 minutes 20 seconds West 94.86 feet, North 0 degrees 50 minutes 19 seconds East East 99.02 feet, North 74 degrees 13 minutes 11 seconds East 68.49 feet, South 39 degrees 17 minutes 59 seconds East 71.76 feet, South 73 degrees 18 minutes 09 seconds East 76.43 feet, South 54 degrees 58 minutes 07 seconds East 58.79 feet, South 26 degrees 53 minutes 18 seconds East 58.19 feet, North 85 degrees 31 minutes 52 seconds East 144.89, South 9 degrees 10 minutes 43 seconds West 70.14, South 50 degrees 16 minutes 48 seconds West 213.25 feet, South 33 degrees 13 minutes 50 seconds East 86.51 feet, and South 77 degrees 01 minutes 08 seconds East 114.30 feet to a point for the Southeast corner of this tract and at the Northeast

EXHIBIT "A" CONTINUED

corner of the Robert Don Butler, Jr., 25.00 acre tract recorded in Volume 1901, Page 825, of the Hill County Deed Records; Witness: found 1/2" iron rod South 59 degrees 39 minutes 29 seconds West 70.22 feet;

Thence South 59 degrees 39 minutes 29 seconds West, along fence, 1278.02 feet to a railroad spike found in centerline of County Road 3364 at the Northwest corner of the Butler 25.00 acre tract; Witness: fence corner North 59 degrees 39 minutes 29 seconds East 19.21;

Thence North 29 degrees 41 minutes 58 seconds West along centerline of County Road 3364, 624.00 feet to the Place of Beginning and containing 17.511 acres of land of which approximately 0.29 acres lies in County Road 3364.