

**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 April 1, 2016, executed by **STEVEN W. HUGHES AND ADRIENNE R. HUGHES, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 5973, Official Public Records of Milam County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, 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, July 7, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Milam County Courthouse at the place designated by the Commissioner's Court for such sales in Milam 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 2002 HBOS Super Value Saver Manufactured Home, Serial No. SN229395AB.

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.

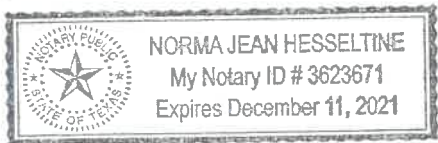
EXECUTED this 9<sup>th</sup> day of June, 2020.

*K Littlefield*

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 9<sup>th</sup> day of June, 2020, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

Filed 11<sup>th</sup> day of June  
in 2020, At 11:00 P.M.  
**JODI MORGAN**  
County Clerk, Milam County, Texas  
By *[Signature]* Deputy

EXHIBIT "A"

STATE OF TEXAS }  
COUNTY OF MILAM }

1.32 ACRE TRACT

Being a 1.32 acre tract of land in the U. R. Thompson Survey, Abstract No. 359, Milam County, Texas and being all of that certain 1.318 acre tract of land described in a deed to Rebecca D. Ferrera, et vir, recorded in Volume 996, Page 840 of the Official Records of Milam County, Texas (ORACT). Said 1.32 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8" iron rod with red cap stamped "RPLS 2547" at a wood corner post at the northeast corner of above mentioned 1.318 acre tract, same being the northwest corner of a 40 acre tract of land to Deanna M. Landon, et al (747/934 ORACT), located in the south line of County Road No. 347L;

**THENCE** along the east line of said 1.318 acre tract, same being the west line of said 40 acre tract and generally along a fence, South 29 degrees 55 minutes 07 seconds East, a distance of 240.81 feet a found 5/8" iron rod with red cap stamped "RPLS 2547" at a wood corner post at the most easterly northeast corner of a remainder of a 119-1/2 acre tract of land to Gordon Albright, et ux (464-47), Deed Records of Milam County, Texas (ORACT);

**THENCE** along the south line of said 1.318 acre tract, same being a north line of said 119-1/2 acre remainder tract and generally along a fence, South 58 degrees 56 minutes 01 seconds West, a distance of 238.13 feet to a found 5/8" iron rod with red cap stamped "RPLS 2547" at a wood corner post;

**THENCE** along the west line of said 1.318 acre tract, same being a east line of said 119-1/2 acre remainder tract and generally along a fence, North 29 degrees 59 minutes 07 seconds West, a distance of 242.05 feet to a found 5/8" iron rod with red cap stamped "RPLS 2547" at a wood corner post located in the south line of County Road No. 347L;

**THENCE** along the south line of County Road No. 347L North 59 degrees 13 minutes 53 seconds East, a distance of 238.39 feet to the POINT OF BEGINNING, containing 1.32 acres of land.

All bearings recited herein are referenced to Geodetic North.

October 22, 2013  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5346

