

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 August 25, 2020, executed by **BYRON MICHAEL JACKSON A/K/A BYRON JACKSON AND CHELSEA LANETTE CARTWRIGHT A/K/A CHELSEA CARTWRIGHT, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2020-3490, Official Public Records of Ward County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, 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 3, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Ward County Courthouse at the place designated by the Commissioner's Court for such sales in Ward 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 2020 Jessup Manufactured Home, Serial No. JHW01640TX20AB.

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.

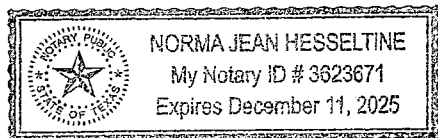
EXECUTED this 18 day of August, 2023.

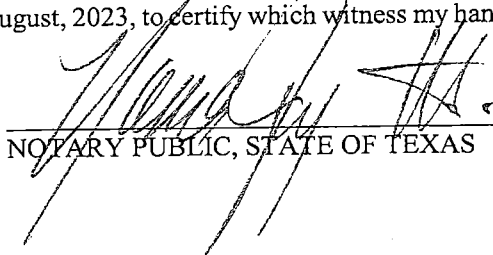


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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 18 day of August, 2023, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A 3.73 acre tract of land being all of that conveyed by Deed from Kenneth E. LaCroix and Judith A. LaCroix to John Mark Kuhn and Linda G. Kuhn, dated July 2, 2009, and recorded in Volume 863, Page 317, Official Public Records, located in a 10 acre tract of land known as Tract 1, Section 7, Block 32, H & TC Rwy. Co. Survey (Subdivision Plat recorded in Volume 1, Page 65, Plat Records), Ward County, Texas, said 3.73 acre tract is found on the ground by the following survey;

BEGINNING at a 3/8 inch iron rod with cap marked "WOE INC." set in an apparent Southeasterly right-of-way line of a Southwesterly extension of 2nd Street and in the Southwesterly right-of-way line of Avenue G, at the North corner of said Tract 1, and the North corner of Tract Two described in Kuhn, Deed, for the North corner of this survey;

THENCE S 47°46'30" E along said Southwesterly right-of-way line of Avenue G, and along the Northeast line of said Tract 1, a distance of 400.0 feet to a 3/8" iron rod with cap marked "WOE INC." set for the East corner of said Kuhn, Tract Two, for the East corner of this survey (Bearings are referenced to the Texas Coordinate System of 1983, Central Zone, Distances and are are surface)

THENCE S 42°15'30" W at 200.0 feet pass a 3/8" iron rod with cap marked "WOE INCE." set at the South corner of said Kuhn, Tract Two, for the East corner of Tract One of said Kuhn, Deed, in all 404.6 feet to a 3/8" iron rod with cap marked "WOE INC." set at the South corner of said Kuhn, Tract One, the East corner of that certain tract of land from O.H. Dakan to A. Bradford, dated August 15, 1957, and recorded in Volume 196, Page 481, Deed Records, for the south corner of this survey;

THENCE N 47°6'30" W 400.00 feet to a 3/8" iron rod with cap marked "WOE INC." set in the Northwest line of said Tract 1 and said apparent Southeasterly right-of-way line of 2nd street, at the North corner of said Bradford tract, the West corner of said Kuhn, Tract One, for the West corner of this survey, from which the West corner of said Tract 1 bears S 42°15'30" W 250.00 feet and is reference by a 3/4" sucker rod that bears N 47°46'30" W 65.2 feet;

THENCE N 42°15'30" E along said Northwest line of Tract 1 and apparent Southeasterly right-of-way line of 2nd Street, at 204.6 feet pass a 3/8" iron rod with cap marked "WOE INC." set at the North corner of said Kuhn, Tract One, and the West corner of Tract Two, in all 404.6 feet to the place of beginning.

