

2019-16

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 January 31, 2013, executed by **BRIAN K. ROGERS AND THELMA H. ROGERS F/K/A THELMA BAUGH, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 95415, Official Public Records of Dewitt County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, 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, September 3, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Dewitt County Courthouse at the place designated by the Commissioner's Court for such sales in Dewitt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 2000 Elliott Solitaire Manufactured Home, Serial No. EMHOK16807FB.

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 5 day of August, 2019.

Filed for Record

This, the 8th day of Aug 2019
at 2:05 o'clock P M

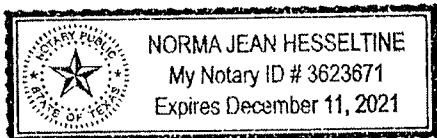
NATALIE CARSON, COUNTY CLERK OF
Dewitt County, Texas
Brianne Rayne
DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

2019-16

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5th day of August, 2019, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**LEGAL DESCRIPTION
0.99 ACRE TRACT**

**THE STATE OF TEXAS)
THE COUNTY OF DEWITT)**

BEING a 0.99 acre tract of land situated in the Charles Lockhart League, Abstract 25, and being all of that certain called 0.992 acre tract described in a Quitclaim Deed dated January 31, 1999 from Leroy Lucas and wife Hope Lucas to Thomas Bangh, recorded in Volume 51, Page 769 of the Official Records of DeWitt County, said 0.99 acre tract being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod in the south right-of-way line of Rainbow Road, at the northeast corner of a called 4.00 acre tract described to Donald Lister, recorded in Volume 377, Page 340 of the Deed Records of said County, and at the northwest corner of the herein described tract;

THENCE, North 88° 39' 53" East, for a distance of 268.00 feet, to a 3/8 inch steel rod, set with yellow cap stamped UREAN SURVEYING INC., in the south right-of-way line of Rainbow Road, at the northwest corner of the remainder of a called 5.00 acre tract described to Leroy Lucas and wife Hope Lucas, recorded in Volume 341, Page 179 of the Deed Records of said County and at the northeast corner of the herein described tract;

THENCE, South 10° 04' 24" East, for a distance of 488.00 feet, to a 5/8 inch steel rod, set with yellow cap, at a westerly interior corner of said called remainder of 5.00 acre tract and at the southeast corner of the herein described tract;

THENCE, South 88° 23' 52" West, for a distance of 98.00 feet, to a 5/8 inch steel rod, set with yellow cap, in the east line of said called 4.00 acre tract, at a westerly exterior corner of said called remainder of 5.00 acre tract and at the southwest corner of the herein described tract, said 5/8 inch steel rod set being located North 10° 04' 24" West, for a distance of 181.44 feet from an existing 5/8 inch steel rod at the southwest corner of said called remainder of 5.00 acre tract;


THENCE, with the east line of said called 4.00 acre tract and the west line of the herein described tract, North 88° 04' 24" West, for a distance of 488.00 feet, (Basis of Bearings), to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 0.99 acre of land more or less.

Reference is made to that Plat accompanying this Legal Description.

This survey was completed without the benefit of an abstract of title. There may be encumbrances, or other matters, not shown.

Bearings are based on bearings of record in Volume 341, Page 179 of the Deed Records of DeWitt County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in August 2011.


UREAN SURVEYING, INC. 8/24/11
By: Jason T. Rudnick
Registered Professional Land Surveyor
Texas No. 6127



00097 0.99 acre

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401