

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 9, 2011, executed by **DAVID MARK MERRITT, AN UNMARRIED PERSON, AND BRENDA YVONNE COSBY, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 111041, Official Public Records of Jones County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Terry Browder, Laura Browder or Jamie Osborne, 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, April 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Jones County Courthouse at the place designated by the Commissioner's Court for such sales in Jones County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 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 2010 Legacy Manufactured Home, Serial No. LH10TX4836.

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 13 day of February, 2024.

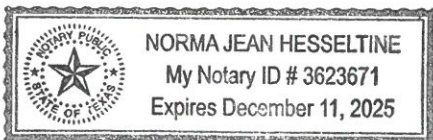
POSTED NOTICE

DATE 02-20-24 **TIME** 8:12am
LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Ornel Lozano

K. Clifford Littlefield
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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13 day of February, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 2.625 acres of land out of a 32.06 acre tract that is the North part of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of Section 26; Block 15, T & P RR. Company Survey, Jones County, Texas, said 2.625 acres being more particularly described as follows:

BEGINNING at a point in County Road 344 on the North line of Section 28 at the 'NE corner of said 32.06 acre tract 100.55' S77 23'00"W of a 'recovered RR spike at the common corner of Sections 10, 11, 26 and 27, said Block 15, said spike being in the center of the intersection of F.M. Highways 3326, and 3368;
THENCE S13'00'00"E 40.94' to a recovered concrete right-of-way monument on the South line of said County Road 344 on a cut-off;
THENCE S58.27'50E 70.91 to a set 1/2" rebar with cap on the West line of said F.M. Highway 3326;
THENCE S13' 00'00E 552.07' with the West line of said highway right-of-way to a set 1/2" rebar with cap 1.15' N73' 37E of a 2 1/2" steel post in concrete;
THENCE S7337'10"W 161.89' generally with fence to a 2 1/2" steel post in concrete at the -SW corner of this tract and the SE corner of a 17.615 acre tract surveyed this date;
THENCE N16' 33'50"W at 617.00' pass a set 1/2" rebar with cap near the South line of said County Road No. 344 and continue on for a total distance of 654.58' to a point on the North line of said 32.06 acre tract and said Section 26;
THENCE N77.2300"E 151.78' with the North line of said 32.06 acre tract and said Section 26 to the place of beginning and containing 2.625 acres of land.