

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 27, 2015, executed by **CHRISTOPHER W. CODY AND WIFE, KERRI LEIGH CODY** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00105980, Official Public Records of Chambers County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, 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, March 3, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Chambers County Courthouse at the place designated by the Commissioner's Court for such sales in Chambers 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 2015 Southern Energy Manufactured Home, Serial No. RUS067282ALAB.



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 14th day of January, 2020.

K. CLIFFORD LITTLEFIELD

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
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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 14th day of January, 2020, to certify which witness my hand and official seal.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS

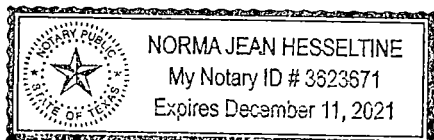


EXHIBIT "A"

A tract or parcel (called Tract Two) containing 1.000 acre (43,560 square feet) of land in the Evan Douthit Survey, Abstract No. 329 in Chambers County, Texas, being out of and a part of a called 5.843 acre tract conveyed by General Warranty Deed to Mark Pagels and Darlene McPherson, described in Volume 990, Page 481 of the Official Public Records of Chambers County, said 1.000 acre tract being more particularly described by metes and bounds as follows. The bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 2 inch capped iron rod found in the west line of West Bayshore Road (80 foot right of way) for the northeast corner of said 5.483 acre tract, from which a 1 1/2 inch iron pipe found bears South 13 degrees East, 0.37 feet,

THENCE South 02 degrees 50 minutes 49 seconds East, along the west line of said West Bayshore Road, a distance of 170.72 feet to a 1/2 inch capped iron rod found for the southeast corner of said 5.843 acre tract;

THENCE South 87 degrees 10 minutes 13 seconds West, along the south line of said 5.843 acres, a distance of 42.05 feet to a 5/8 inch capped iron rod set for the southeast corner of the herein described tract and the point of beginning;

THENCE South 87 degrees 10 minutes 13 seconds West, continuing along the south line of said 5.843 acres, a distance of 321.50 feet to a 5/8 inch capped iron rod set for the southwest corner of the herein describe tract;

THENCE North 02 degrees 50 minutes 49 seconds West, a distance of 138.01 feet to a 5/8 inch capped iron rod set for the northwest corner of the herein described tract;

THENCE North 88 degrees 04 minutes 00 seconds East, along the south line of a 20 foot ingress/ egress easement, a distance of 321.54 to the northeast corner of herein described tract;

THENCE South 02 degrees 50 minutes 49 seconds east, a distance of 132.98 feet to the Point of Beginning and containing 1.000 acre of land, more or less.

In addition Grantees have the right to use the twenty foot easement running along the North boundary of Tract Two and Tract One granting ingress and egress for Tracts 1, 2 and 3, with all of said easement being a part of Tract 1, said 20 foot ingress and egress easement on the North side of Tract Two and Tract Three, contains 13,501 square feet as set out on the Survey and Plat prepared by Wells Land Survey conducted August of 2014 filed in the Plat Records of Chambers County, Texas.

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

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FILED FOR RECORD IN:
Chambers County
On: 1/21/2020 2:35:11 PM
Doc Number: 2020 - 2930
Number of Pages: 2
Amount: 10.00
Order#: 20200121000057
By: JG



Heather H. Hawthorne, County Clerk

Recorded: Julie Gore