

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 12, 2005, executed by **ALBERT C. BRIDGES AND PATRICIA BAILEY-BRIDGES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00193981, Official Public Records of Angelina County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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, August 1, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Angelina County Courthouse at the place designated by the Commissioner's Court for such sales in Angelina 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 2000 Fleetwood Manufactured Home, Serial No. TXFLY86AB02288EG11.

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 16 day of June, 2023.

AT 1:40 O'CLOCK P M

JUN 22 2023

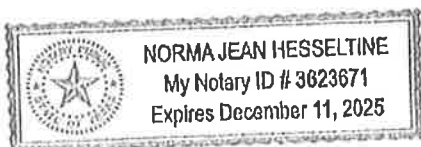
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By MC

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. C. LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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Corpus Christi, Texas 78401
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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 16 day of June, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

[Signature]

Posted by Sheryl LaMont, June 22, 2023.

EXHIBIT "A"

TRACT ONE PER SIMPLE:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the J. B. PULVADOR SURVEY, ABSTRACT NO. 36 (called the BARR & DAVENPORT SURVEY, ABSTRACT NO. 4) and being a part or portion of that certain 145.866 acre tract described SECOND in a Release of Lien from the Administrator of the Estate of R. D. Basham, Jr. to Winston Investments, Inc., dated October 7, 1962 and recorded in Volume 261, on Page 46 of the Deed of Trust Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING N 0° 00' 51" E 1431.08 feet from the most Southern Southeast corner of the aforesaid referred to 145.866 acre tract, a 1/2" iron pin set for corner on the most Southern East boundary line of same;

THENCE N 89° 42' 04" N, at 578.55 intersect the East margin of a 50 feet wide road easement, a 1/2" iron pin set for corner;

THENCE N 0° 28' 00" E, with the East margin of the said road easement, at 103.74 feet a 1/2" iron pin set for corner;

THENCE S 89° 42' 04" E, at 672.97 feet intersect the most Southern East boundary line of the said 145.866 acre tract, a 1/2" iron pin set for corner;

THENCE S 0° 00' 51" N, with the most Southern East boundary line of the said 145.866 acre tract, at 103.74 feet the point and place of beginning and containing 1.613 acres of land, more or less.

TRACT TWO BASEMENT ESTATE:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. B. PULVADOR SURVEY, ABSTRACT NO. 36 (called BARR & DAVENPORT SURVEY, ABSTRACT NO. 4), and being a part or portion of that certain 145.866 acre tract described SECOND in a Release of Lien from the Administrator of the Estate of R. D. Basham, Jr. to Winston Investments, Inc., dated October 7, 1962 and recorded in Volume 261, on page 46, of the Deed of Trust Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being a strip of land 50 feet wide lying 25 feet on each side of a centerline described as follows, to-wit:

BEGINNING S 89° 31' 00" E 825.00 feet from the most Southern Southwest corner of the aforesaid referred to 145.866 acre tract, a point for corner on the most Southern South boundary line of same and in an oiled county road;

THENCE N 0° 28' 00" E, at 962.28 feet a point for corner from which a 1/2" iron pin set for reference
bys. N 89° 42' 04" E 25.00 feet;