

COPY

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.

FILED FOR RECORD  
NOV 16 2023 PM 12:22

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY: Brande Jones

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 11, 2021, executed by JOSHUA J. LADAY AND ALEXANDRA B. LADAY A/K/A ALEXANDRA BLAKE LADAY, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-119901, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, 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, January 2, 2024, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 Manufactured Home, Serial No. SOU015072ALAB.

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.

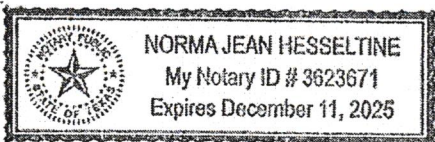
EXECUTED this 14 day of November, 2023.

K. CLIFFORD LITTLEFIELD, Mortgage Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
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Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
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Email: clittlefield@umhlaw.com

Margie Allen  
Substitute Trustee

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 14 day of November, 2023, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING a 2.351 acre tract situated in the George W. Brooks Survey, Abstract Number 4, Hardin County, Texas, being a portion of the remainder of that certain called 144.24 acre tract described as "Tract One" in instrument to Thornberry Oil Field Services, Inc., recorded in Volume 1728, Page 416, of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 2.351 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the Easterly margin of Farm to Market Road 2937 (FM2937), for the common Westerly corner of said remainder of 144.24 acre tract and that certain called 3.59 acre tract described in instrument to Johnnie Lynn Gore, recorded in Volume 1331, Page 445, O.P.R.H.C.T., being the Northwesterly corner of the herein described 2.351 acre tract;

THENCE North 86° 17' 36" East, 325.48 feet, with the common line between said remainder of 144.24 acre tract and said 3.59 acre tract to a 1 inch iron pipe found in the Westerly line of that certain called 25 acre tract described in instrument to J. C. Dodson and Gloria Dodson, recorded in Volume 1105, Page 584, O.P.R.H.C.T., for the common Easterly corner of said remainder of 144.24 acre tract and said 3.59 acre tract, being the Northeasterly corner of the herein described 2.351 acre tract;

THENCE South 03° 30' 59" East, 451.40 feet, with the Westerly line of said 25 acre tract and that certain called 10 acre tract described in instrument to Melissa Crane, recorded under Instrument Number 2012-28828, O.P.R.H.C.T., common to the Easterly line of said remainder of 144.24 acre tract to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the Southeasterly corner of the herein described 2.351 acre tract, from which a 4 inch by 4 inch concrete monument with disk found for a common corner of said remainder of 144.24 acre tract and said 10 acre tract bears South 03° 30' 59" East 697.47 feet;

THENCE South 86° 17' 36" West 318.32 feet severing over and across said remainder of 144.24 acre tract to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the Easterly margin of said FM 2937, the most Westerly line of said remainder of 144.24 acre tract for the Southwesterly corner of the herein described 2.351 acre tract from which a concrete monument found for reference bears South 04° 12' 09" East 631.12 feet;

THENCE North 04° 12' 09" West 124.53 feet along the Easterly margin of said FM 2937 acre tract, with the most Westerly line of said remainder of 144.24 acre tract to a concrete monument found for the beginning of a curve to the left;

THENCE Northwesterly 194.67 feet along the arc of said curve to the left having a radius of 5,779.34 feet, a central angle of 01° 55' 48"; and a chord that bears North 05° 11' 13" West, 194.66 feet to the PLACE OF BEGINNING;

CONTAINING a computed area of 2.351 acres of land, more or less, within this field note description.