

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 June 8, 2012, executed by TONY RANDALL BURKE, A SINGLE PERSON ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2012-00293680, Official Public Records of Angelina County, Texas, said Deed of Trust being re-recorded under Instrument No. 2012-00294757, 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, or 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, December 5, 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 2007 Oak Creek Manufactured Home, Serial No. OC010717863AB.

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.

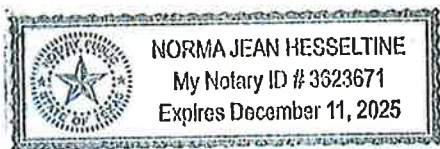
EXECUTED this 26th day of October, 2023.

FILED
12:25 O'CLOCK P M
OCT 28 2023
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By CO

K. 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 26th day of October, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Sheryl LaMont
Posted by Sheryl LaMont, November 2, 2023.

EXHIBIT "A"

All that certain tract or parcel of land and improvements situated in the JOHN KELLEY SURVEY, ABSTRACT NO. 398, in Angelina County, Texas, and being a part or portion of Block No. 8 as set out and described in that certain Partition Deed between the heirs of Mrs. Sarah E. Delaney dated September 23, 1945, of record in Volume 113, Page 266, Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 88° 52' 59" E 846.94 feet from the NW corner of the aforesaid referred to Block No. 8, a 3/8" iron rod for corner in the N.B. line of same;

THENCE S 88° 52' 59" E (called East) with the N.B. line of said Block No. 8, at 249.70 feet a 3/8" iron rod for corner in the N.B. line of same;

THENCE S 00° 42' 04" E at 415.59 feet intersect the SB line of a county oil top road, a point for corner, from which a 3/8" iron rod set for reference bears N 00° 42' 04" W 32.00 feet;

THENCE three (3) calls with the SB line of said road as follows:

- (1) N 78° 24' 25" W at 77.73 feet a point for corner;
- (2) N 89° 23' 25" W at 137.27 feet a point for corner;
- (3) S 81° 21' 55" W at 36.75 feet a point for corner, from which a 3/8" iron rod set for reference bears N 00° 42' 04" W 32.00 feet;

THENCE N 00° 42' 04" W at 408.90 feet the point and place of beginning, containing 2.318 acres of land as reflected in the Probate Records of Angelina County, Texas, under Cause No. 1186.