

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 May 5, 2022, executed by **RICHARD SCOTT SHEPARD, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022058817, Official Public Records of Williamson County, Texas, Mortgagee appoints **K. Clifford Littlefield**, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Angela Zavala, Michelle Jones, Richard Zavala, Jr. or Sharlet Watts, 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, July 2, 2024, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Williamson County Courthouse at the place designated by the Commissioner's Court for such sales in Williamson 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 2022 CMH Manufactured Home, Serial No. BEL017908TX.

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 22 day of May, 2024.

at 2:24 o'clock P.M.

K. Littlefield

MAY 23 2024

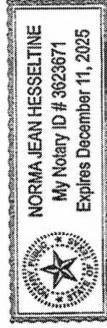
KW

Nancy E. Roster
County Clerk, Williamson Co., TX

K. CLIFFORD LITTLEFIELD, Mortgage 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 22 day of May, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

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MAY 3 2004

County Clerk, Williamson Co., TN
Wendy E. Taylor

EXHIBIT "A"

Lots 23 and 24, Block 23, OIL CITY ADDITION, an Addition to the City of Thrall, Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slide 50, Plat Records, Williamson 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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