
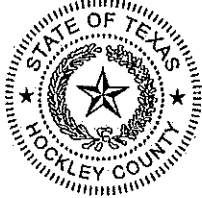



HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2022-0003 RECORDED DATE: 01/27/2022 10:09:53 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 792675 - 1 Doc(s) Document Page Count: 2 Operator Id: PKiser
RETURN TO: () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325
DOCUMENT # : FC-2022-0003 RECORDED DATE: 01/27/2022 10:09:53 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County. <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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 July 2, 2020, executed by DANIEL LEONBASS, AN UNMARRIED PERSON ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 202000001912, Official Public Records of Hockley County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Ronald Byrd, Kevin Key or Jay Jacobs, 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 1, 2022, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hockley County Courthouse at the place designated by the Commissioner's Court for such sales in Hockley 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 2012 Legacy Manufactured Home, Serial No. LH212TX3084.

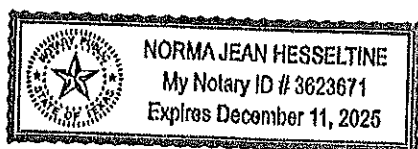
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 13th day of January, 2022.

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HBYMANN, 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 13th day of January, 2022, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A 22.767 acre tract out of the East one-half (E/2) of Labor Fifty-two (52), League Sixty-nine (69), Hardeman County School Land, Hockley County, Texas and being further described by metes and bounds as follows:

BEGINNING at a set Bernsten nail with washer marked "ABACUS ENG. RPLS 4460" having Texas North Central Zone Coordinates of North: 7286588.03, East: 760722.41, NAD 83, 2011, Epoch 2010.0000, for the Northeast corner of this tract from which a found 3/4" iron pipe (North: 7288658.11, East: 760829.41) for the Northeast corner of Labor 52 bears N 02°57'31" E (Texas North Central Zone bearing Basis), 2073.34 feet;

THENCE S 02°57'31" W, with the East line of Labor 52 and along the centerline of Kelly Road (a paved county road), 550.22 feet to a set Bernstsen Nail with washer marked "ABACUS ENG. RPLS 4460" for the Southeast corner of this tract;

THENCE N 87°07'03" W, with the North line of the railroad property described in Volume 15, Page 412, Hockley County Deed Records, said North line being 50 feet North of and parallel to the existing tracks, a distance of 1802.22 feet to a set 1/2" iron rod with aluminum cap marked "Abacus RPLS 4460" for the Southwest corner of this tract;

THENCE N 02°57'30" E, with the West line of the East Half of Labor 52, a distance of 550.36 feet to a set 1/2" rod with aluminum cap marked "ABACUS RPLS 4460" for the Northwest corner of this tract;

THENCE S 87°06'47" E, with the South line of a 22.767 acre tract, surveyed the same date, 1802.22 feet to the Place of Beginning and containing 22.767 acres including any Right-of-Way.