

**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 December 29, 2005, executed by **BRIDGETT THEDFORD AND BERT ALAN THE DORD, 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. 05-7403, Official Public Records of Tyler, County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, 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, November 7, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Tyler, County Courthouse at the place designated by the Commissioner's Court for such sales in Tyler, 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 1999 American Homestar Manufactured Home, Serial No. BHAL09218AB.

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.

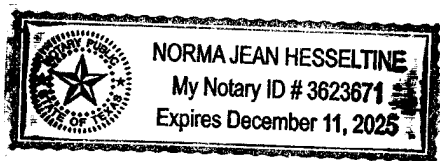
EXECUTED this 10 day of October, 2023.

NO. \_\_\_\_\_ TIME 3:00 PM  
UCI 12 2023  
DONECE CALBORN, COUNTY CLERK  
TYLER COUNTY, TEXAS  
By [Signature]

[Signature]  
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](mailto: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 10 day of October, 2023, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BRIGITT THOMPSON  
JERRY NUGENT  
1.50 ACRE TRACT  
JAMES BLUNT SURVEY, ABSTRACT NO. 7  
TYLER COUNTY, TEXAS**

BEING all that certain tract or parcel of land lying and situated in Tyler County, Texas, out of the JAMES BLUNT SURVEY, ABSTRACT NO. 7 and being a part or portion of that certain 5.00 acre described in a deed from Mary M. Champman, et al to Jerry and Vicki Nugent dated September 4, 2001 and recorded in Volume 703 on Page 213 of the Deed Records of Tyler County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 5.00 acre tract and the Northeast corner of that certain 26.515 acre tract described in a contract of sale and purchase from the Veterans Land Board of the State of Texas to Donald Lee Moore dated July 10, 1998 and recorded in Volume 641 on Page 851 of the Deed Records of Tyler County, Texas, a 60d nail set for corner in the South boundary line of that certain 20.914 acre described in a deed from Pat A. Riley to Leo G. Hopper, Jr. dated August 5, 2005 and recorded in Volume 813 on Page 937 of the Deed Records of Tyler County, Texas, said nail being in the centerline of a 50 feet wide road easement, said nail witnessed by a 1/4" pipe bearing S 39° 34' 38" E 33.64 feet, the end of a pipe fence bearing S 54° E 32.3 feet, and a fence angle of a wire fence bearing S 54° E 33.6 feet;

THENCE two calls with the North boundary line of the said 5.00 acre tract, the South boundary line of the said 20.914 acre tract, and the centerline of the said 50 feet wide road easement as follows:

- (1) S 87° 33' 17" E 109.02 feet (called S 87° 33' 17" E 109.02 feet), a point for corner witnessed by a 5/8" rod bearing S 12° 37' 56" W 25.40 feet;
- (2) S 67° 11' 06" E (called S 67° 10' 54" E), at 62.63 feet a 1/4" pipe set for corner witnessed by a point calculated for the Northeast corner of the said 5.00 acre tract and the Northwest corner of that certain 5.00 acre tract described in a deed from Pat A. Riley, Sr., et al to Travis Odom dated July 30, 2002 and recorded in Volume 725 on Page 824 of the Deed Records of Tyler County, Texas, bearing S 67° 11' 06" E 90.42 feet, said calculated point witnessed by a 3/8" pipe bearing S 01° 26' 44" E 35.63 feet;

THENCE S 31° 08' 38" W, at 25.22 feet pass on line a 1/2" pipe set for reference, at 168.89 feet a 1/4" pipe set for corner;

THENCE S 72° 40' 49" E, at 183.14 feet intersect the East boundary line of the said Nugent 5.00 acre tract and the West boundary line of the aforesaid Odom 5.00 acre tract, a 1/4" pipe set for corner witnessed by a fence corner bearing N 05° W 5.1 feet;

THENCE S 01° 26' 44" E (called S 01° 26' 46" E) with the East boundary line of the said Nugent 5.00 acre tract and the West boundary line of the said Odom 5.00 acre tract, at 156.12 feet a 1/8" pipe set for corner in a fence, said pipe witnessed by a point calculated for the Southeast corner of the said Nugent 5.00 acre tract and the Southwest corner of the said Odom 5.00 acre tract bearing S 01° 28' 44" E 205.56 feet;

THENCE N 67° 11' 06" W, at 392.96 feet pass on line a 1/2" pipe set for reference, at 422.97 feet intersect the West boundary line of the aforesaid Nugent 5.00 acre tract and the East boundary line of the aforesaid 20.914 acre tract, a 1/2" pipe set for corner in the centerline of the aforesaid 50 feet wide road easement, said pipe witnessed by a point calculated for a corner of the said Nugent 5.00 acre tract bearing S 72° 43' 45" W 47.70 feet, said calculated point witnessed by a 3/8" pipe bearing S 28° 57' 47" E 25.69 feet;

Exhibit "          "  
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K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

THENCE two calls with the West boundary line of the said Nugent 5.00 acre tract, the East boundary line of the said 20.914 acre tract, and the centerline of the said 50 feet wide road easement as follows:

- (1) N 72° 43' 46" E (called N 72° 43' 46" E), at 108.12 feet a point for corner witnessed by a 3/8" pipe bearing S 49° 19' 32" E 29.49 feet;
- (2) N 08° 38' 22" E (called N 08° 38' 22" E), at 190.13 feet (called 190.13 feet) the point and place of beginning and containing 1.50 acres of land, more or less, of which approximately 0.254 acre lies within the 50 feet wide road easement.

Basis of Bearing: A 3/8" pipe found for a reference pipe at the West corner and a 3/8" pipe found for a reference pipe at the Northeast corner of that certain 5.00 acre tract described in a deed from Mary M. Champman, et al to Jerry and Vicky Nugent dated September 4, 2001 and recorded in Volume 703 on Page 213 of the Deed Records of Tyler County, Texas (calculated from deed calls - N 64° 33' 30" E 579.58 feet - found 3/8" pipes 579.58 feet apart).

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying



(signature in blue ink)  
Registered Professional Land Surveyor No. 4527  
4000 West Loop West, Suite 100  
Lufkin, Texas 75901  
(936) 634-5528  
December 13, 2005

SEE ATTACHED PLAT

Exhibit "  A  "  
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