

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 October 18, 2019, executed by DANIEL D'WAYNE FOUNTAIN A/K/A DANIEL DWAYNE FOUNTAIN AND BRANDY DIANNAH FOUNTAIN, 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. 192105, Official Public Records of Sabine County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Robert LaMont, Sharon St. Pierre, 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, January 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Sabine County Courthouse at the place designated by the Commissioner's Court for such sales in Sabine 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 2019 CMH Manufactured Home, Serial No. CSS021342TXAB.

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 27 day of November, 2023.

FILED FOR RECORD  
AT 11:13 O'CLOCK P M

NOV 30 2023

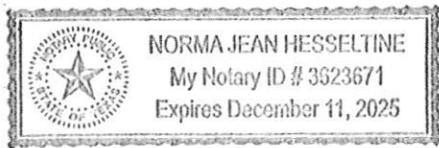
Jesse Clark  
Clerk, County Court, Sabine County  
By Christine Rose DEPUTY

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](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 27 day of November, 2023, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

Sheryl LaMont  
Posted by Sheryl LaMont, November 30, 2023.

Tejas Trustee Services

EXHIBIT "A"

Being 0.25 acres of land, more or less, out of Abstract 45, Samuel Nelson Survey, Sabine County, Texas, and being a part of a 16.03 acre tract retained by Mrs. Myrtle Bell in a partition deed between Mrs. Myrtle Bell and Mrs. Orville McIntyre Barbini said 16.03 acre tract being out of a tract of land described in a deed from G. N. Nerren, et ux, Mary Lee, to Elmer E. McDonald by deed dated March 18, 1941, and recorded in Volume 47, page 189, of the Deed Records of Sabine County, Texas; said 0.25 acres of land being all of Lot No. 22 as described in an unrecorded subdivision sketch of said 16.03 acres tract; said 0.25 acres of land being more fully described as follows:

Beginning South 39° 02' 12" West, 479.31 feet and South 57° 16' 30" West 150.00 feet from the Northeast Corner of the above-described 16.03 acre tract, said beginning point being the Northwest Corner of Lot No. 23, and the Northeast Corner of Lot No. 22, a concrete monument for corner; Thence South 32° 43' 30" East, 150.00 feet to the Southeast Corner of Lot No. 22, and the Southwest Corner of Lot No. 23 in the North Edge of a road, a concrete monument for corner; Thence South 57° 16' 30" West with the North Edge of the said road, 75.00 feet to the Southwest Corner of Lot No. 22, and the Southeast Corner of Lot No. 21, a concrete monument for corner; Thence North 32° 43' 30" West, 150.00 feet to the Northwest Corner of Lot No. 22, and the Northeast Corner of Lot No. 21, a concrete monument for corner, Thence North 57° 16' 30" East, 78.00 feet to the place of beginning, containing 0.25 acres of land, more or less, surveyed on May 6, 1969.

BEING 0.25 acres of land, more or less, out of Abst. 45, Samuel Nelson Survey, Sabine County, Texas, and being a part of a 16.03 acre tract retained by Mrs. Myrtle Bell in a partition deed between Mrs. Myrtle Bell and Mrs. Orville McIntyre Barbini; said 16.03 acre tract being also out of a tract of land described in a deed from G. W. Nerren, et ux, Mary Lee, to Elmer E. McDonald by deed dated March 18, 1941, and recorded in Volume 47, page 189, of the Deed Records of Sabine County, Texas; said 0.25 acres of land being all of Lot Number 23 as described in an unrecorded subdivision sketch of the said 16.03 acre tract, said 0.25 acres of land being more fully described as follows;

BEGINNING South 32 deg. 02 min. 12 sec. West, 479.31 feet from the above described 16.03 acre tract, a concrete monument for corner, said monument being the Northeast corner of Lot No. 24, and the northwest corner of Lot No. 25, and in the south line of Lot No. 7;

THENCE South 32 deg. 43 min. 30 sec. East, 150.00 feet to the Southeast corner of Lot No. 24, and the southwest corner of Lot No. 25, a concrete monument for corner in the edge of a road;

THENCE South 57 deg. 16 min. 30 sec. West with the north edge of the said road at 75.00 feet stake for the southwest corner of Lot No. 24, and the southeast corner of Lot No. 23, the same being the BEGINNING corner of the tract herein conveyed.

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