

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 November 3, 2017, executed by GARY BRUCE GEORGE, JR., AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2017-79617, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Margie Allen, Keata Smith, Stephanie Hernandez or Tiffany Sandvick, 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, June 2, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 2007 AI/Tex Manufactured Home, Serial No. SSETX10488.

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 14 day of April, 2026.

FILED FOR RECORD

2026 APR 16 PM 1:24

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Connie Becton

THE STATE OF TEXAS
COUNTY OF NUECES

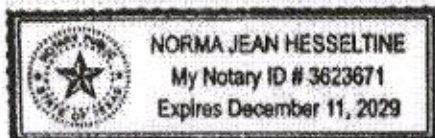
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K. Littlefield

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

Margie Allen
Substitute Trustee

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 14 day of April, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT ONE: FEE SIMPLE

Being a 3.617 acre tract of land, more or less, in the Henry McGill League, Abstract Number 38, in Hardin County, Texas, being out of Block 63, of the Southwestern Settlement and Development Company's Farm Subdivision Number 1, plat of which is recorded in Volume 2, Page 24, of the Plat Records of Hardin County, Texas, and being out of that 9.851 acre tract conveyed from Ronald David Fancher and Janice Fancher to VC Tech Solutions, Inc. in Deed recorded in Volume 1606, Page 763, of the Official Public Records of Hardin County, Texas, with said 3.617 acre tract described as follows:

BEGINNING at a 1 1/4" iron pipe found for the Northeast corner of said 9.815 acre tract and same being the Northeast corner of said Block 63 and same being the common corner of Blocks 46, 47, and 62, of said subdivision and same being the Southeast corner of the 20.1 acre tract in Volume 1315, Page 190 and the Southwest corner of the 7.5 acre tract in Volume 1121, Page 75 and the Northwest corner of the 2.00 acre tract in Volume 1487, Page 217, all of the Official Public Records of Hardin County, Texas (hereinafter referred to as the "OPRHC");

THENCE South 00° 22' 12" East (basis of bearings stated herein as found monumented on the ground in this survey) with the East line of said 9.851 acre tract and same being the West lines of the 2.00 acre tracts in Volume 1483, Page 217, Volume 1232, Page 339, and Volume 1476, Page 622, OPRHC, a distance of 658.28 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Southeast corner of this and same being the Northeast corner of the Utterback 3.00 acre tract in Volume 1490, Page 768, OPRHC;

THENCE South 89° 56' 02" West with the North line of said 3.00 acre tract a distance of 195.48 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Northwest corner of said 3.00 acre tract and same being the Southwest corner of this tract and being in the East line of the Palmer 4.108 acre tract in Volume 1796, Page 59, OPRHC;

THENCE North 07° 59' 03" West with the East line of said Palmer 4.108 acre tract a distance of 663.84 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Northeast corner of said Palmer 4.108 acre tract and the Northwest corner of this tract and being in the North line of said 9.851 acre tract and said Block 63 and being in the South line of said 20.10 acre tract and Block 46 of said subdivision;

THENCE North 89° 46' 48" East with the North line of said 9.851 acre tract and Block 63 and same being the South line of said Block 46 and 20.1 acre tract a distance of 283.44 feet to the Place of BEGINNING.

TRACT TWO: EASEMENT ESTATE ONLY

There is also herein conveyed a 0.657 acre non-exclusive access easement for ingress and egress to

and from said 3.617 acre tract and is to remain open and unobstructed at all times, with said 0.657 acre easement being described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SESCO" found for the Southeast corner of this easement and same being in the South line of said 9.851 acre tract and same being the North right of way line of F. M. Highway 1122 and same being the Southwest corner of the Utterback 3.00 acre tract in Volume 1490, Page 768, OPRHC and being located South 89° 56' 02" West a distance of 57.00 feet from the Southeast corner of said 9.851 acre tract and said 3.00 acre tract;

THENCE North 07° 59' 03" West with the West line of said Utterback 3.00 acre tract at 422.78 feet is the Southeast corner of said Palmer 4.108 acre tract and continuing on said course with the East line of said 4.108 acre tract and the West line of said 3.00 acre tract at 1045.13 feet is the Northwest corner of said 3.00 acre tract and the Southwest corner of this 3.617 acre tract and continuing on said course with the East line of said 4.08 acre tract and the West line of this 3.617 acre tract for a total distance of 1145.13 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Northeast corner of this access easement;

THENCE South 82° 00' 57" West with the North end of this easement a distance of 25.00 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Northwest corner of this easement;

THENCE South 07° 59' 03" East with the West line of this easement at 718.99 feet is a 1/2" iron rod with cap stamped "SESCO" found in the South line of said 4.108 acre tract and continuing on said course with the West line of this easement for a total distance of 1141.65 feet to a 1/2" iron rod with cap stamped "SESCO" found for the Southwest corner of this easement in the South line of said 9.851 acre tract and the North right of way line of said F. M. Highway 1122;

THENCE North 89° 56' 02" East with the South line of said 9.851 acre tract and the North right of way of said F. M. Highway 1122 a distance of 25.24 feet to the Place of BEGINNING.

Said Non-exclusive access easement herein described contains 0.657 acre of land, more or less, and is to remain open an unobstructed at all times for use as access for ingress and egress, to and from, said 3.617 acre tract of land herein conveyed.