

STAYS IN FILE



3 pgs

202240030

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 September 26, 2006, executed by JEROME DUHON, AN UNMARRIED MAN ("Mortgagor") to Scott R. Valby, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, Universal American Mortgage Company, LLC, filed for record under Instrument No. 2006189550, Official Public Records of Travis County, Texas; said Deed of Trust being assigned to Residential Funding Real Estate Holdings, LLC by that certain Assignment of Deed of Trust dated September 15, 2010, filed for record under Instrument No. 2010142957, Official Public Records of Travis County, Texas; said Deed of Trust being assigned to Residential Funding Company, LLC f/k/a Residential Funding Corporation by that certain Assignment of Deed of Trust dated August 16, 2012, filed for record under Instrument No. 2012141112, Official Public Records of Travis County, Texas; said Deed of Trust being assigned to Residential Funding Company, LLC f/k/a Residential Funding Corporation by that certain Assignment of Deed of Trust dated October 23, 2012; filed for record under Instrument No. 2012182438, Official Public Records of Travis County, Texas; said Deed of Trust being further assigned to 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee") by that certain Assignment of Deed of Trust dated January 14, 2020, filed for record under Instrument No. 2020009245, Official Public Records of Travis County, Texas; Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, 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, March 1, 2022 (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Travis County Courthouse at the place designated by the Commissioner's Court for such sales in Travis 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.

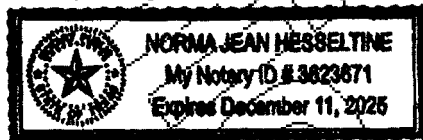
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 18 day of January, 2022.

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 18 day of January, 2022, to certify which witness my hand and official  
seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

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

EXHIBIT "A"

LOT 19, BLOCK K, COLORADO CROSSING II, SECTION ONE ( BEING A RESUBDIVISION OF LOT 5A, RESUBDIVISION OF LOT 1, LOCKHEED ADDITION ). A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD UNDER COUNTY CLERK'S DOCUMENT NO. 200600200, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



202240030

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jan 20, 2022 08:08 AM

Fee: \$3.00

MEDINAE

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