

COPY

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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 April 26, 2000, executed by DANIELLE L. ROTH AND CHRISTOPHER S. DUNN, WIFE AND HUSBAND ("Mortgagor") to Jim Vancini, Trustee for the benefit of Oakwood Acceptance Corporation, filed for record under Instrument No. 200005801, Official Public Records of Bastrop County, Texas; said Deed of Trust being assigned to **WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, TRUSTEE** ("Mortgagee") by that certain Assignment of Mortgage dated March 16, 2001, filed for record under Instrument No. 200103819, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., whose 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 Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop 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 2000 House Smart Manufactured Housing Unit, Serial No. HOTX11B00963ABC.

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. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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9:29am

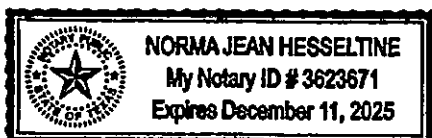
FILED

JAN 24 2022

Krista Bartsch
Bastrop County Clerk

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

EXHIBIT "A"

16.544 acres of land, more or less, out of the SARAH COTTLE SURVEY, ABSTRACT NO. 21, AND LEANDER WOOD SURVEY, ABSTRACT NO. 73, Bastrop County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes.

FIELD NOTES FOR A 16.544 ACRE TRACT IN THE SARAH COTTLE AND LEANDER WOODS SURVEYS, BASTROP COUNTY, TEXAS.

BEING a 16.544 acre tract or parcel of land out of and being a part of the Sarah Cottle Survey, A-21, and Leander Woods Survey, A-73, Bastrop County, Texas. Being a part of that certain 81.804 acre tract described in a deed from Dorothy Nell Royston to Robin M. Rush, dated December 27, 1989, and recorded in Volume 559, Page 839, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set on the south line of County Road No. 193, the north line of said 81.804 acre tract, the northwest corner of a 16.544 acre tract and northeast corner of a 40 foot access easement surveyed this day, for the northeast corner of this tract, from which a 1/2 inch iron rod found at the northwest corner of said 81.804 acre tract bears N 64 deg. 41 min. 45 sec. W, 1370.59 feet.

THENCE crossing said 81.804 acre tract with the east line of said 40 foot easement and west line of the said 39.258 acre tract the following courses:

S 06 deg. 47 min. 12 sec. W, 67.62 feet to a 5/8 inch iron rod set for angle;
S 18 deg. 24 min. 01 sec. W, 80.68 feet to a 5/8 inch iron rod set for angle;
S 32 deg. 21 min. 04 sec. W, 77.86 feet to a 5/8 inch iron rod set for angle;
E 71 deg. 24 min. 34 sec. W, 105.07 feet to a 5/8 inch iron rod set for angle;
S 11 deg. 18 min. 59 sec. W, 83.21 feet to a 5/8 inch iron rod set for angle;
S 28 deg. 33 min. 02 sec. W, 172.15 feet to a 5/8 inch iron rod set for angle;
S 17 deg. 01 min. 06 sec. W, 197.40 feet to a 5/8 inch iron rod set for angle;

and S 24 deg. 51 min. 54 sec. W, 376.59 feet to a 5/8 inch iron rod set on the north line of that certain 87.9 acre tract described in a deed from Leonard Howard Perkins and wife, Clara Perkins, to Lee Edward Perkins and wife, Valie Mae Perkins, dated September 21, 1963, and recorded in Volume 162, Page 111, Bastrop County Deed Records, the upper south line of said 81.804 acre tract, for the southeast corner of this tract.

THENCE with the said line, N 59 deg. 01 min. 32 sec. W, 795.63 feet to a 5/8 inch iron rod found, the southeast corner of that certain 26.000 acre tract described in a deed from Robin M. Rush to Donald H. Lindahl and wife, Harriette Lindahl, dated November 21, 1986, and recorded in Volume 827, Page 677, Bastrop County Deed Records, for the southwest corner of this tract.

THENCE crossing the said 81.804 acre tract with the east line of the Lindahl 26.000 acre tract, N 43 deg. 47 min. 24 sec. E, 790.52 feet to a 5/8 inch iron rod found for an angle and N 15 deg. 28 min. 38 sec. W, 383.68 feet to a 5/8 inch iron rod found on the south line of County Road No. 193, the north line of said 81.804 acre tract, the northeast corner of the Lindahl 26.000 acre tract, for the northwest corner of this tract.

THENCE with the south line of County Road No. 193 and north line of said 81.804 acre tract, S 64 deg. 41 min. 45 sec. E, 804.10 feet to the POINT OF BEGINNING, containing 16.544 acres of land.