

#79

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 March 6, 2002, executed by **ELIZABETH F. GRIFFITH AND BENJAMIN T. GRIFFITH, JR., WIFE AND HUSBAND, AS JOINT TENANTS**, ("Mortgagor") to Jim Vancini, Trustee, for the benefit of Oakwood Acceptance Corporation, LLC, filed for record under Instrument No. 001915, Official Public Records of Hill County, Texas, said Deed of Trust being assigned to **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK** ("Mortgagee") by that certain Assignment of Mortgage, Deed of Trust or Security Deed dated April 29, 2026, filed for record under Instrument No. 00175348, Official Public Records of Hill County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, Guy Wiggs, Angela Brown, David Stockman Janet Pinder, Leslie Shuler, Bonny Mounger, Robin Shelton Jeff Benton or Jamie Dworsky, 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, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hill County Courthouse at the place designated by the Commissioner's Court for such sales in Hill County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2002 Oakwood Manufactured Home, Serial No. HOTX08810608AB.

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 4 day of June, 2026.

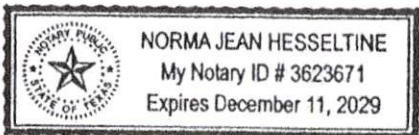
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 JUN 11 AM 11:18

← Little!

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 4 day of June, 2026, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being Tract 1: West Half Lot One Hundred Sixteen (W/2 of 116), All of Lot One Hundred Seventeen (117), and East Half Lot One Hundred Eighteen (E/2 of 118); Tract 2: West Half of Lot One Hundred Eighteen (W/2 of 118) and All of Lot One Hundred Nineteen (119), CHAPARRAL CANYON, a Subdivision on Lake Whitney, and being out of the JOSEPH PUNCHARD Survey, Abstract 7, Hill County, Texas, according to the plat recorded in Volume 493, Page 300, Deed Records, Hill County, Texas. (To be amended upon receipt of a current survey, if applicable.)