

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 January 28, 2010, executed by **RICKEY MASSEY AND CARRIE MASSEY, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 076145-2010, Official Public Records of Lamar County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, 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, September 2, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Lamar County Courthouse at the place designated by the Commissioner's Court for such sales in Lamar 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 1999 American Homestar Manufactured Home, Serial No. AH01999463AB.

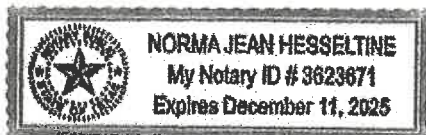
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 21 day of July, 2025.


K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 21 day of July, 2025, to certify which witness my hand and official seal




NOTARY PUBLIC, STATE OF TEXAS

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24 DAY OF July, 2025.

EXHIBIT "A"



Saxon Surveying, Inc.
Private & Commercial Land Surveys

201 West Broad, Mineola, Texas 75773
Ph. 903-569-1776 Fax 903-569-5940
www.saxonsurveying.com

December 23, 2009

Field Notes for U-Save Homes, Massery

4.1758 Acres

R.H. Wheat Survey A-978

Lamar County, Texas



GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the R.H. Wheat Survey A-978, Lamar County, Texas, and also being part of the Residue of that certain called 39.70 acre (Exhibit B) tract of land that is described in a Partition Deed recorded August 3, 1993 to John William Piper, III, et ux, Linda Ruth, that is recorded in Volume 377 Page 214 of the Real Property Records of Lamar County, Texas, and being more completely described as follows to wit:

METES AND BOUNDS DESCRIPTION

Beginning at a 1/4 inch Iron Rod found for corner at the S.E.C. of a called 2.1 acres (Vol. 1945 Pg. 120);

Thence North 01 degree 38 minutes 02 seconds East, along the E.B.L. of said called 2.1 acres, at 482.52 feet pass a 1/4 inch Iron Rod found for reference and continue for a total distance of 482.52 feet to a Point for Corner in the centerline of County Road # 13700;

Thence South 89 degrees 59 minutes 12 seconds East, along said centerline and the N.B.L. of said called 39.70 acres for a distance of 377.11 feet to a Point for Corner;

Thence South 01 degree 38 minutes 08 seconds West, across said Residue, at 20.3 feet pass a 1/4 inch Iron Rod set for reference and continue for a total distance of 482.56 feet to a 1/4 inch Iron Rod set for corner;

Thence North 89 degrees 58 minutes 52 seconds West, along the N.B.L. of a called 5.023 acres (Vol. 1883 Pg. 8) for a distance of 377.10 feet to the place of beginning containing 4.1758 acres of which 0.2542 acres lies within the R.O.W. of said County Road # 13700.