

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 20, 2023, executed by SAMUEL R. COOPER A/K/A SAMUEL RICHARD COOPER AND CHRISTY COOPER A/K/A CHRISTY LYNN COOPER, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 203590-2023, Official Public Records of Lamar County, Texas, Mortgage appoints K. Clifford Littlefield, Alexander J. Tiffany 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, June 3, 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 2023 Kabco Manufactured Home, Serial No. KB0215927AB23.

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 24 day of April, 2025.

K. Clifford Littlefield

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
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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 24 day of April, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13 DAY OF May, 2025

EXHIBIT "A"

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166

Field Notes – 13.13 Acres

Situated about 6.9 miles North 84° East from the City of Paris, in the County of Lamar, State of Texas, a part of the H.L. Williams Survey #1002 and being part of a called 29.462 acre tract conveyed to Samuel R. Cooper and Christy Cooper by deed recorded in Vol. 1064, Page 37 of the Real Property Records of said County and State.

Beginning at a ½" capped iron pin found in the East boundary line of the 29.462 acre tract and the West boundary line of County Road #43800 and being the Southeast corner of a called 5.001 acre tract conveyed to Bruce Swank and Diane Swank by deed recorded in Doc. # 121656-2015 of the Official Public Records of said County and State.

Thence S 89°33'35" W along a fence a distance of 611.25' to a ½" capped iron pin found at the Southwest corner of the 5.001 acre tract;

Thence along a fence and along the West boundary line of the 5.001 acre tract as follows: N 00°04'40" W a distance of 195.02' to a 3/8" iron pin found; N 00°04'43" W a distance of 172.34' to a 3/8" iron pin found at the Northwest corner of the 5.001 acre tract and the North boundary line of the 29.462 acre tract and the South boundary line of a called 65.12 acre tract conveyed to Diane Swank by deed recorded in Vol. 501, Page 80 of the Real Property Records of said County and State;

Thence N 86°50'57" W along a fence a distance of 143.24' to a bois d'arc post found at the Southwest corner of the 65.12 acre tract and the Southeast corner of a called 59.171 acre tract conveyed to Roger Vandergriend et ux by deed recorded in Doc. # 098656-2012 of said Official Public Records;

Thence S 89°44'32" W along a fence a distance of 176.62' to a wood post found in the South boundary line of the 59.171 acre tract and the Northwest corner of the 29.462 acre tract and the Northeast corner of a called 13.68 acre 2nd Tract conveyed to Casey Dale Jordan and Jenny Lee Jordan by deed recorded in Doc. # 194128-2022 of said Official Public Records;

Thence along the Westerly boundary of the 29.462 acre tract and along a fence as follows: S 00°03'59" W a distance of 173.03' to a 3/8" iron pin found; S 00°04'08" E a distance of 337.88' to a 5/8" iron pin found; S 00°36'12" W a distance of 352.11' to a wood post found at the Westerly Southwest corner of the 29.462 acre tract and an inside corner of the 13.68 acre tract;

Thence N 88°37'03" E along a fence a distance of 324.24' to a ½" capped iron pin found at an inside corner of the 29.462 acre tract and the Easterly Northeast corner of the 13.68 acre tract and the Northwest corner of a called 4.385 acre tract conveyed to Christopher L. Swalm et ux by deed recorded in Vol. 1384, Page 185 of said Official Public Records;

Thence S 89°32'53" E along a fence a distance of 611.70' to a 3/8" (HP 5699) capped iron pin set at the Northeast corner of the 4.385 acre tract and being in the West boundary line of said County Road and the East boundary line of the 29.462 acre tract;

Thence N 00°06'39" W along said County Road a distance of 490.27' to the point of beginning and containing 13.13 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any

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encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map # 8277C0350C for Lamar County, Texas. Reference Bearing = the West Boundary Line of County Road #43800 and being depicted as N 00°06'39" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194636. File #:230107

Hayden Foster *Hayden Foster* date 01/12/23

