

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 November 19, 2008, executed by KYDIE WALKER ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 064838-2008, Official Public Records of Lamar County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, or Allan Johnston, 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 6, 2023**, (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 2007 Silver Creek Manufactured Home, Serial No. SCH01079353AB.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 21TH DAY OF APRIL, 2023

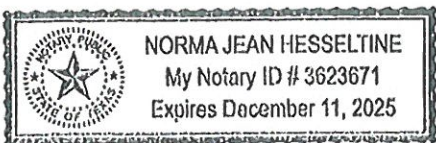
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 April, 2023.

K. Littlefield
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 21 day of April, 2023, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS
Robert LaMont
Posted by Robert LaMont, April 27, 2023.

EXHIBIT "A"



Saxon Surveying, Inc.
Private & Commercial Land Surveys

201 West Broad, Mincola, Texas 75773
Ph. 903-569-1776 Fax 903-559-5940

www.saxonsurveying.com
November 17, 2008

Field Notes for U-Save Homes, Walker
3.0000 Acres

Christian F. Duer Survey A-273
Lamar County, Texas

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the Christian F. Duer Survey A-273, Lamar County, Texas, and also being part of that certain called 20.00 acre tract of land that is described in a Deed dated January 9, 2007 from Billie Oleta Adams to Cynthia L. Walker and Kydie W. Walker that is recorded in Volume 1840 Page 109 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 Nail set for corner at the occupied S.W.C. of said tract, same being the intersection of County Road # 44880 and County Road # 44850;

Thence North 00 degrees 57 minutes 04 seconds East, along the occupied W.B.L. of said tract, same being the centerline of said County Road # 44850 (Ash Street) for a distance of 280.65 feet to a 60D Nail set for corner;

Thence North 88 degrees 14 minutes 06 seconds East, across said tract for a distance of 466.16 feet to a 1/4 Inch Iron Rod set for corner;

Thence South 00 degrees 57 minutes 04 seconds West, continuing across said tract for a distance of 280.65 feet to a 60D Nail set for corner in the occupied S.B.L. of said tract, same being near the centerline of said County Road # 44880;

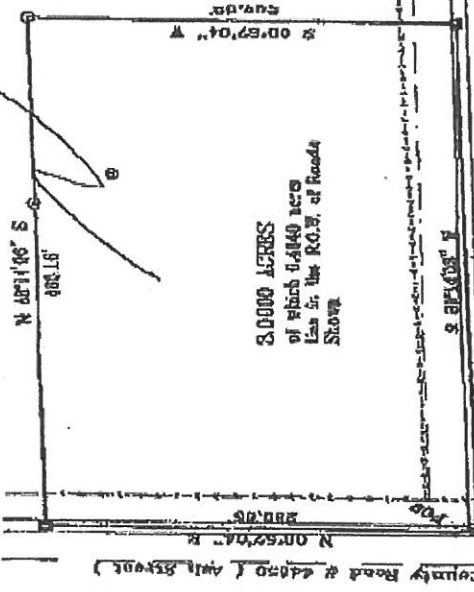
Thence South 88 degrees 14 minutes 06 seconds West, along the occupied S.B.L. of said tract and the centerline of said County Road # 44880 for a distance of 466.16 feet to the place of beginning containing 3.0000 acres of which 0.4840 acres lies within the R.O.W. of said County Roads.

Page 1 of 2

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

Surveyed for Lydia Walker

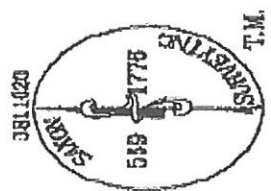
Volume 1846 Page 149
 Public Map Admin to
 Cynthia L. Walker and Kylene M. Walker
 called 28 acres
 January 9, 2007



**PLAT OF SURVEY SHOWING
 PART OF THE CHRISTIAN P. DUER SURVEY A-273
 LAMAR COUNTY, TEXAS
 SURVEYED NOVEMBER, 2000
 SCALE 1 INCH = 100.00 FEET**

3.0000 ACRES
 of which 0.4040 acres
 lies in the R.O.W. of Road
 Shown

County Road # 4400



09 10 02 2 02 6 02 2

2007 21
 5 875631 B

This Division may fall under
 Lamar County planning
 regulations. It is up to the
 Developer to determine this.
 Saxon Surveying, Inc. will bear
 no liability for penalties
 divided outside the counties'
 regulations. We recommend
 speaking to your County
 Commissioner for applicable
 regulations.

Field Notes Prepared at	Brum Dale
Date	November
www.saxonsurveying.com	
Saxon Surveying, Inc. 201 West Broad St. Mineola, TX 75773 903-569-1778	
email: griggs@saxonsurveying.com	

Overhead Power Line	Food Delivery Fence
Buried Wire Fence	Pipeline
Chain Link Fence	Telephone
<ul style="list-style-type: none"> ○ = Railroad Spike Pnl. ○ = Railroad Spike Set ○ = post at corner ○ = 1/2" Iron Rod Pnl. ○ = 1/2" Iron Rod Pnl. ○ = 1/2" Iron Pipe Pnl. ○ = 1/2" Iron Rod Pnl. ○ = 1/2" Iron Pipe Pnl. 	<ul style="list-style-type: none"> □ = 600 Gal Sol. □ = 600 Gal Sol.

L. NIXON GRIGGS BARNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6599, do hereby certify to all whom it may concern that the plat shown herein was prepared from an actual survey made on the ground under my direction and supervision during the month of November, 2006.

CITIZEN UNDER MY HAND AND SEAL, THIS 09 17th DAY OF November, 2006.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6599

Bearing Sources: (JCS 1983) True North



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 Upton, Mickits & Heymann, L.L.P.
 802 N. Carancahua, Suite 450
 Corpus Christi, Texas 78401