

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 August 30, 2021, executed by DENISE ANN CHAMBERS A/K/A DENISE CHAMBERS, AN UNMARRIED PERSON AND MICHAEL DWAYNE CHAMBERS, JR., AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 185588-2021, Official Public Records of Lamar, County, Texas, Mortgagee 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, April 1, 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 2022 Fleetwood Manufactured Home, Serial No. FLE240TX2146264A.

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 25 day of February, 2025.

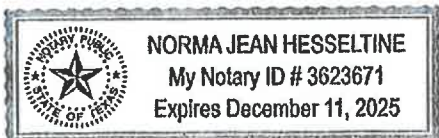
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RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 27 DAY OF Feb 2025.

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 25 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
Posted by Sheryl LaMont, February 27, 2025.
Tejas Trustee Services

EXHIBIT "A"

All that lot, tract or parcel of land situated in Lamar County, Texas, a part of the ELI BARNETT SURVEY, and being LOTS 4,5,6,7, and 8, in BLOCK 16 of the Town of Roxton, as shown on the PLAT of the Town of Roxton, recorded in the Lamar County Plat Records and Lots 1, 2 and 3, in Block 16 more fully described below:

All those certain lots, tracts or parcels of land, lying and being situated within the Corporate Limits of the City of Roxton, Lamar County, Texas, a part of the EH Barnett Survey, Abst. #48, and being LOTS 1, 2, and 3 of BLOCK 16 of the Town of Roxton, as shown on Plat of same recorded in Book 53, Pg. 474, Lamar County Plat Records.

BEGINNING at a steel rod set for corner at the intersection of the South Boundary Line of 4th West Street with the West Boundary Line of Paris Avenue, at the Northeast corner of said Block 16;

THENCE South 05° 25' West 75.34 feet along the West Boundary Line of Paris Avenue to a steel rod set for corner;

THENCE West 107.88 feet to a steel rod set for corner;

THENCE North 75 feet to an iron pin set for corner;

THENCE East 115 feet along the South Boundary Line of 4th West Street to the place of beginning.