

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 December 14, 2015, executed by **RICHARD HARRIS AND SABRINA WALLACE, A COMMON-LAW MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 96824, Official Public Records of Madison County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselatine, whose address is listed below, or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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, February 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Madison County Courthouse at the place designated by the Commissioner's Court for such sales in Madison 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 2015 Fleetwood Velocity Manufactured Home, Serial No. FLE240TX1435550AB.

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 7 day of January, 2025.

COPY
ORIGINAL FILED
AT 3:00 P.M.
CLOCK

JAN 08 2025

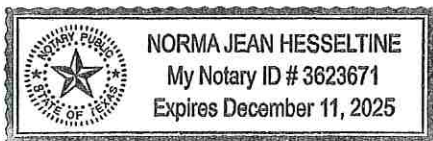
Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY: *[Signature]*
CLERK

[Signature]

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 7 day of January, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

West Madison Estates
11.64 Acre Tract No. 20
Amy Bontwright Survey, A-7'
Madison County, Texas

Field notes of a 11.64 acre tract or parcel of land lying and being situated in the Amy Bontwright Survey, Abstract No. 7, Madison County, Texas, and being a part of the 167.75 acre tract conveyed by Sammie Ann Hollis et al. to Madisonville Motors, Inc. in the deed described in Volume 239, Page 371, of the Deed Records of Madison County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe set for corner in the south line of the beforementioned 167.75 acre tract, said 3/4" iron pipe being located N 80° 38' 19" W 1476.99 feet from the 3" iron post fence corner found marking the southeast corner of the said 167.75 acre tract;

THENCE N 80° 38' 19" W along the south line of the beforementioned 167.75 acre tract for a distance of 492.33 feet to a 3/4" iron pipe set for corner;

THENCE N 10° 00' 00" E at a distance of 855.97 feet pass a 3/4" iron pipe set, continue on for a total distance of 886.45 feet to an iron rod set for corner in the centerline of a 40' wide access easement;

THENCE N 69° 15' 54" E along the centerline of the beforementioned 40' wide access easement for a distance of 572.75 feet to an iron rod set for corner;

THENCE S 10° 00' 00" W at a distance of 23.26 feet pass a 3/4" iron pipe set, continue on for a total distance of 1173.67 feet to the PLACE OF BEGINNING containing 11.64 acres of land



Surveyed September 1979

By: *S. M. Kling*
S. M. Kling
Registered Public Surveyor No. 2003

EXHIBIT A

KLING ENGINEERING AND SURVEYING
BRYAN, TEXAS

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

Kickapoo Road
40' Wide Access Easement
A. Gee Survey, A-16, Amy Boatwright Survey, A-7
Madison County, Texas

Field notes of a 40' wide access easement lying and being situated in the A. Gee Survey, Abstract No. 16, and the Amy Boatwright Survey, Abstract No. 7, Madison County, Texas, and being a part of the 167.75 acre tract conveyed by Sammie Ann Hollis ex ali. to Madisonville Motors, Inc., in the deed described in Volume 230, Page 371, of the Deed Records of Madison County, Texas, also being a part of the 82.04 acre tract conveyed by C. A. Ryan to Darrell Hall in the deed described in Volume , Page , of the Deed Records of Madison County, Texas, and being 20 feet on each side of the following described centerline:

BEGINNING at a point in the fence found marking the west line of the beforementioned 82.04 acre tract, same being the southeast right-of-way line of a county road, said point being located N 14° 02' 45" E 20.05 feet from the iron pipe found marking a southwest corner of the said 82.04 acre tract;

THENCE S 80° 01' 39" E parallel to and 20 feet north of a south line of the beforementioned 82.04 acre tract for a distance of 971.71 feet;

THENCE N 73° 26' 16" E for a distance of 472.88 feet;

THENCE S 86° 23' 36" E for a distance of 742.51 feet to the beginning of a curve concave to the southwest having a radius of 93.88 feet;

THENCE southeasterly along said curve for an arc length of 153.39 feet to the end of this curve, the chord bears S 39° 35' 06" E 136.89 feet;

THENCE S 07° 13' 25" W for a distance of 372.28 feet to an iron rod set;

THENCE S 62° 46' 35" E for a distance of 218.50 feet;

THENCE S 29° 58' 11" E for a distance of 209.09 feet;

THENCE S 16° 50' 10" E for a distance of 289.04 feet;

THENCE N 69° 15' 54" E for a distance of 875.13 feet to an iron rod set;

THENCE N 40° 28' 36" E for a distance of 524.02 feet;

THENCE N 84° 01' 06" E for a distance of 527.37 feet to an iron rod set for the end of this 40' wide access easement; the northeast corner at the beforementioned 167.75 acre tract bears N 36° 41' 32" E 943.59 feet.



Surveyed September 1979

By: S.M. Kling

S. M. Kling
Registered Public Surveyor No. 2003

EXHIBIT B

KLING ENGINEERING AND SURVEYING

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