

FILED FOR RECORD
IN MY OFFICE
AT 2:40 O'CLOCK PM
JAN 12 2023

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

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY J. McCard DEPUTY

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 17, 2008, executed by **TEKESHIA A. DAVIS AND KEVIN O. DAVIS, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 133080, Official Public Records of Panola County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, 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 7, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Panola County Courthouse at the place designated by the Commissioner's Court for such sales in Panola County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 1998 American Homestar Lifestyle Manufactured Home, Serial No. AH02982477AB.

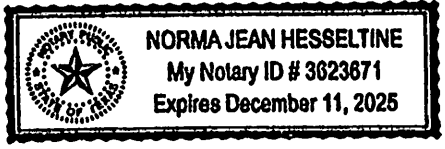
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 6 day of January, 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 6 day of January, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
Posted by Sheryl La Mont, January 12, 2023.

EXHIBIT "A"

BEING 0.913 of an acre tract, being all of a certain called 75' X 330' tract, and being all of a certain called 0.58 acre tract, both recorded in Volume 497 Page 95 of the Deed Records of Panola County, Texas. Said 0.913 of an acre tract, being located in the A. Bamford Survey Abstract 632, Panola County, Texas.

BEGINNING at a 1/2" iron rod set at the Southeast corner of said called 0.58 acre tract, said 1/2" iron rod also being in the West right-of-way of Farm to Market Road 959;

THENCE with the South line of said called 0.58 acre tract S 70 degrees 00 minutes 00 seconds W a distance of 208.00 feet to a 1/2" iron rod set at the Southwest corner of same;

THENCE with the West line of said called 0.58 acre tract N 10 degrees 18 minutes 56 seconds W a distance of 75.00 feet to a 1/2" iron rod set at the Northwest corner of same, said 1/2" iron rod also being in the South line of said called 75' X 330' tract;

THENCE with the South line of said called 75' X 330' tract S 70 degrees 00 minutes 00 seconds W a distance of 122.00 feet to a 1/2" iron rod set at the Southwest corner of same;

THENCE with the West line of said called 75' X 330' tract N 10 degrees 18 minutes 56 seconds E a distance of 75.00 feet to a 1/2" iron rod set at the Northwest corner of same;

THENCE with the North line of said 75' X 330' tract N 70 degrees 00 minutes 00 seconds E a distance of 330.00 feet to a 1/2" iron rod set at the Northeast corner of same, same being the West right-of-way of said FM 959;

THENCE with the East line of said 75' X 330' tract and said 0.58 acre tract S 10 degrees 18 minutes 56 seconds W a distance of 150.00 feet to the PLACE OF BEGINNING, and containing 0.913 of an acre of land.