



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 May 7, 2021, executed by LEWIS RAY SMITH AND CANDACE LEA SMITH, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021024366, Official Public Records of Lubbock County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Terry Browder, Laura Browder or Jamie Osborne, 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, September 3, 2024, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Lubbock County Courthouse at the place designated by the Commissioner's Court for such sales in Lubbock 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 2020 Legacy Manufactured Home, Serial No. L116196AB.

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 July, 2024.

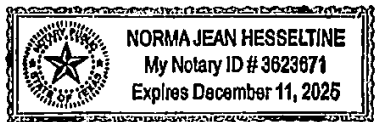
K. CLIFFORD LITTLEFIELD

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

Terry Browder

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 July, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A 3.143 acre tract of land located in Section 19, Block J-S, Lubbock County, Texas, and being the West Half (W/2) of that certain 6.286 acre tract of land described in a Substitute Trustee's Deed recorded in County Clerk's File Number 2019040243 of the Official Public Records of Lubbock County, Texas, said 3.143 acre tract, also known as Lots 80, 81 and 82 of Post Mont Acres, an un-recorded subdivision in said Section 19, being further described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found in the east line of N. County Road 1340 for the northwest corner of said 6.286 acre tract, said Lot 82 and the northwest corner of this tract, having coordinates of Northing: 7,289,065.95 and Easting: 897,667.10 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone, whence the northeast corner of said Section 19 bears N. 89° 58' 36" E. (plat and deed calls S. 89° 36' E.) a distance of 2692.0 feet and N. 00° 25' 24" W. (plat and deed calls North) a distance of 1650.0 feet, per calls in previous deed;

THENCE N. 89° 58' 36" E. a distance of 415.06 feet to a 1/2" iron rod with cap marked "Stevens RPLS 4339" set for the north common corner of said Lot 82 and Lot 57 of said Post Mont Acres for the northeast corner of this tract, same being the northwest corner of the East Half (E/2) of said 6.286 acre tract, surveyed the same date herewith;

THENCE S. 00° 24' 08" E. a distance of 329.88 feet to a 1/2" iron pipe found at the south common corner of said Lot 80 and Lot 59 of said Post Mont Acres for the southeast corner of this tract, same being the southwest corner of said East Half (E/2) of said 6.286 acre tract, surveyed the same date herewith, and having coordinates of Northing: 7,288,722.54 and Easting: 898,073.12 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone

THENCE S. 89° 58' 44" W. a distance of 414.96 feet to a 1/2" iron pipe found in the east line of N. County Road 1340 at the southwest corner of said Lot 80 and the southwest corner of this tract,

THENCE N. 00° 25' 13" W. a distance of 329.87 feet to the Point of Beginning. Bearings are relative to true north as determined by GPS observations. Distances are at surface, in U.S. survey feet.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/25/2024 09:34 AM
FEE: \$2.00
2024029397

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