

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 February 21, 2018, executed by **GEORGIANNA S. MOFFETT (A/K/A GEORGIANNA LANDRUM) AND KYLE LEE LANDRUM (A/K/A KYLE LANDRUM), A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 063229, Official Public Records of Red River County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, 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, December 7, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Red River County Courthouse at the place designated by the Commissioner's Court for such sales in Red River 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 2018 CMH Manufactured Home, Serial No. CBH031053TX.

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.

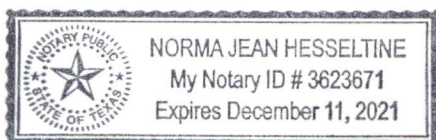
EXECUTED this 14 day of October, 2021.

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 14 day of October, 2021, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land being a part of the Levi Dean Headright Survey, Abstract No. 247, Red River County, Texas, and being a part of a 12.3805 acre tract as described in Warranty Deed from Curtis M. Phelps and Malela Phelps, to Kyle Landrum and Georgianna Landrum, dated June 19, 2017, and recorded in Volume 731, Page 642, of the Official Public Records of Red River County, Texas, and being more particularly described as follows, to-wit:

Beginning at a found 5/8" rebar for corner at an existing fence corner at the Southwest corner of the above described 12.3805 acre tract of land, same being on the North boundary line of a 124.519 acre tract as described in Warranty Deed to James R. Barton, et ux recorded in Volume 598, Page 100, of the Official Public Records of Red River County, Texas;

Thence N 30° 37' 53" E, along an existing fence line, same being the West boundary line of the above described 12.3805 acre tract, passing at 647.74 feet a found 5/8" rebar and continuing a total distance of 674.55 feet to a found 5/8" rebar for corner in County Road No. 3257;

Thence S 37° 26' 06" E, with the North boundary line of the above described 12.3805 acre tract, same being in County Road No. 3257, 12.40 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

Thence S 50° 18' 40" E, with the North boundary line of the above described 12.3805 acre tract, same being in County Road No. 3257, 139.92 feet to a found 5/8" rebar for corner;

Thence S 56° 33' 27" E, with the North boundary line of the above described 12.3805 acre tract, same being in County Road No. 3257, 132.20 feet to a found 5/8" rebar for corner;

Thence S 65° 04' 14" E, with the North Boundary line of the above described 12.3805 acre tract, same being in County Road No. 3257, 95.17 feet to a found 5/8" rebar for corner;

Thence S 68° 59' 31" E, with the North boundary line of the above described 12.3805 acre tract, same being in County Road No. 3257, 25.28 feet to a set 5/8" rebar with plastic cap for corner;

Thence S 30° 37' 53" W, 655.09 feet to a set 5/8" rebar for corner in an existing fence line on the South boundary line of the above described 12.3805 acre tract;

Thence N 59° 22' 07" W, along an existing fence line, same being the South boundary line of the above described 12.3805 acre tract, 401.34 feet to the Point of Beginning, containing 6.000 acres of land, more or less.

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

Filed 10-21-21
Shawn Weemes, Co Clerk

Red River County, TX
By: [Signature]
Deputy