

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 July 29, 2022, executed by ASHLEI ANN GAY AND WILLIAM JACKSON GAY, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2022-001445, Official Public Records of Morris County, Texas, and modified by that certain Modification Agreement dated August 27, 2022, filed for record under Instrument No. 2022-001993, Official Public Records of Morris County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, August 5, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Morris County Courthouse at the place designated by the Commissioner's Court for such sales in Morris 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 Kabco Manufactured Home, Serial No. KB0215833AB22.

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 8 day of July, 2025.

FILED FOR RECORD
MORRIS COUNTY, TX

JUL 10 2025

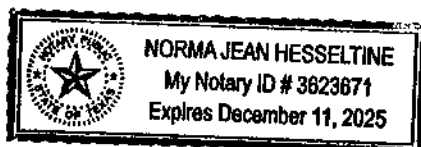
TIME: 11:37 am

COUNTY CLERK OFFICE

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 8 day of July, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 3.38 acres of land in the William Cannon Survey, A-71, Morris County, Texas; being part of that called 318.9 acre tract conveyed by Oregon, Inc, to Buck Florence by deed recorded in Volume 187, page 891 of the Deed Records of Morris County; said 3.38 acres of land also being a part of Case South, a plat of subdivision recorded in Volume 3, page 1 of the Morris County Plat Records; said 3.38 acres of land being more particularly described as follows:

COMMENCING at a 1" iron pipe found at the fenced Southeast corner of the 318.9 acre tract;

THENCE with the fenced boundary line of the 318.9 acre tract S 88° 24' 06" W, 561.47 feet and N 00° 51' 25" W, 25.72 feet to a 1" iron pipe found at a fence corner;

THENCE S 89° 38' 41" W, 536.84 feet and S 89° 40' 54" W, 357.50 feet with the fenced boundary line of the 318.9 acre tract to a 3/8" iron rod set in same for the point of beginning of the herein described tract;

THENCE with the fenced boundary line of the 318.9 acre tract S 89° 40' 54" W, 329.01 feet and S 88° 24' 02" W, 77.88 feet to a 3/8" iron rod set at the shoreline of Lake Bennett;

THENCE with the shoreline of Lake Bennett; N 03° 19' 05" W, 129.08 feet; N 19° 21' 42" E, 108.49 feet; N 80° 00' 28" E, 128.12 feet; N 40° 04' 19" W, 63.93 feet and N 22° 27' 33" W, 107.36 feet to 3/8" iron rod set;

THENCE N 76° 29' 53" E, at 177.19 feet pass a 3/8" iron rod set on the West right of way (ROW) line of Garcia Court, and continue 29.95 feet for a total distance of 207.14 feet to a point on the centerline of Garcia Court;

THENCE S 46° 54' 12" E, 133.94 feet with the centerline of Garcia Court to a point for the beginning of a curve to the right;

THENCE with the centerline curve having a radius of 124.09 feet, an arc length of 103.54 feet and whose chord bears S 22° 59' 54" E, 160.56 feet to a point for the end of the curve;

THENCE S 00° 54' 23" W, 149.64 feet with the centerline of Garcia Court to a point for the centerline of a cul-de-sac having a radius of 50.00 feet;

THENCE S 00° 54' 23" W, at 50.00 feet pass a 3/8" iron rod set on the cul de sac ROW line, and continue 62.26 feet for a total distance of 112.26 feet to the point of beginning and containing 3.38 acres of land, more or less, of which 0.28 acre lies within the Garcia Court ROW.