

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 September 19, 2025, executed by **MARY SUZANNE HAVERON, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 20254080, Official Public Records of Robertson County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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, June 2, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Robertson County Courthouse at the place designated by the Commissioner's Court for such sales in Robertson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2026 Oak Creek Manufactured Home, Serial No. OC012638432AB.

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 29 day of April, 2026.

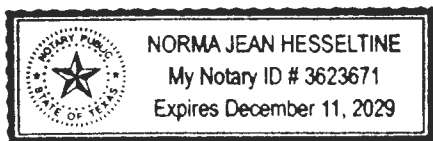
I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 29 day of April, 2026 at 3:16 am/pm
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner

← Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 29 day of April, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Filed for Record in:
Robertson County
On: Apr 30, 2026 at 03:16P
By: Lacy Fechner

EXHIBIT "A"

BEING A 4.07 ACRE TRACT OF LAND SITUATED IN THE HUGH DAVLIN SURVEY, A-125, IN ROBERTSON COUNTY, TEXAS AND BEING PART OF A CALLED 6.14 ACRE TRACT OF LAND TO ELBERT MADDOX AND EDITH MADDOX RECORDED IN VOLUME 702, PAGE 531 OF THE PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS SAID 4.07 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A SET PK NAIL IN THE ASPHALT LOCATED ON THE NORTHERN SIDE OF SHELBY LANE AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE: S 57°30'50" W A DISTANCE OF 237.90' ALONG SHELBY LANE TO A POINT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 32°32'32" W PASSING AND 1/2" IRON ROD AT A DISTANCE OF 29.8' BEING IN THE NORTH LINE OF SAID 60' ROAD EASEMENT HAVING A TOTAL DISTANCE OF 457.17' TO A FOUND 1/2" IRON ROD AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 57°24'43" E A DISTANCE OF 586.79' TO A FOUND 1/2" IRON ROD AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 33°05'08" E A DISTANCE OF 142.39' TO A FOUND 1/2" IRON ROD AND BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 57°30'55" W A DISTANCE OF 152.42' TO A FOUND 1/2" IRON ROD AND BEING A INTERIOR POINT OF THE HEREIN DESCRIBED TRACT;

THENCE: S 33°08'40" E A DISTANCE OF 95.43' TO A SET 1/2" IRON ROD AND BEING AN INTERIOR ANGLE OF THE HEREIN DESCRIBED TRACT;

THENCE: S 57°30'04" W A DISTANCE OF 198.81' TO A SET 1/2" IRON ROD AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 32°32'17" E A DISTANCE OF 220.37' TO THE PLACE OF BEGINNING AND CONTAINING 4.07 ACRES (177,398 SQ.FT) MORE OR LESS.

BEING a sixty (60.00) feet wide Road Easement situated in the Hugh Davlin Survey, A-125, in Robertson County, Texas, and being a part of a 134.923 acre tract described in a deed from Sophie Antoinette Blolamowicz to James W. Jackson, Jr. dated March 6, 1989, as recorded in Vol. 530, pgs. 585 thru 591 of the Deed Records of Robertson County, Texas. The centerline of said 60.00 foot easement being more particularly described in metes and bounds as follows:

BEGINNING at a point in the center of a county road, said point bears N 30 deg. 06' 39" W a distance of 459.20 feet from the southeast corner of the said 134.923 acre tract;

THENCE S 59 deg. 63' 21" W a distance of 1347.90 feet to an iron pin set for end of this easement, said 60.00 foot road easement being 30.00 feet on both sides of the above described centerline.