

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 9, 2022, executed by **BLAZE DEWAYNE JOHNSON AND ELIZABETH ANN JOHNSON, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022005169, Official Public Records of Cass County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, 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 Cass County Courthouse at the place designated by the Commissioner's Court for such sales in Cass 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 2021 Champion Manufactured Home, Serial No. 025000HA001188AB.

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.

FILED FOR RECORD
2025 JUL -7 PM 2:44

AMY L. VARNELL
CASS COUNTY CLERK

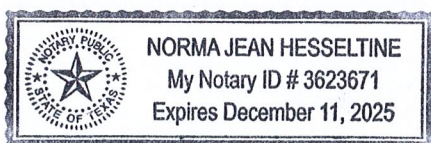
EXECUTED this 2 day of July, 2025.

K. 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 2 day of July, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT 1

All that certain 10.667 acre tract or parcel of land being a part of the Dixon Dyer Survey A-256, in Cass County, Texas, being 8.030 acres, a part of a 56 acre tract deeded to Sally E. Murray by deed dated January 18, 1984, and recorded in Volume 714, Page 126, of the Deed Records of Cass County, Texas, and 2.637 acres, a part of a called 40.2 acre tract deeded to Sally Murray and husband, Robert Murray by deed dated March 2, 1946, and recorded in Volume W-9, Page 441, of the Deed Records of Cass County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at the Southeast corner of an 8.0 acre tract said corner also being 281.0 ft. South from the Northwest corner C.V. Caver 238.5 acre tract;

THENCE South 292.74 ft. with the West line of said Caver tract to a 1 inch pipe for corner;

THENCE: West 892.80 ft. to a 1 inch pipe for corner;

THENCE: South 292.74 ft. to a 1 in pipe for corner;

THENCE: West 347.20 ft. to a 2 inch pipe set in an old fence line for a corner;

THENCE: North 585.48 ft. with an old fence to an iron pin for a corner;

THENCE: East 1240.00 feet with the South line of said 8.0 acre tract to the Point of Beginning and containing 10.667 acres of land, more or less.

TRACT 2

All that certain 9.55 acre, more or less, tract or parcel of land, being a part of the Dixon Dyer Survey, Abstract No. 256 in Cass County, Texas, being a part of a called 50 acre tract (said called 50 acres being the remainder of a called 56 acre tract after severing therefrom 6 acres off the South end of said tract, as described in the Warranty Deed dated March 15, 1974, from Barbara Vizcaya to Raymond Haskins, et ux recorded in Volume 562, Page 741, of the Deed Records of Cass County, Texas) conveyed to Sally E. Murray, from Eddye M. Brooks, by Warranty Deed dated January 18, 1984, and recorded in Volume 714, Page 126, Deed Records, Cass County, Texas, said 9.55 acres being Tract Five set aside to Kenneth R. Harper in the partition of said 50 acre tract, said 9.55 acre tract being more fully described as follows:

BEGINNING At a 5/8 inch iron pin, being located 1,365.19 feet North from the Southwest corner of the said 56 acre tract, said pin being the Southeast corner of Tract No. 4 and the Southwest corner of this tract;

THENCE: North 258.65 feet with the East line of Tract No. 4 to a 5/8 inch iron pin set in the most Southerly North line of said 56 acre tract for a corner;

THENCE: East 531.61 feet with the most Southerly North line of said 56 acre tract to a 5/8 inch iron pin for an ell corner;

THENCE: North 0 degrees 07' 06" West, 426.39 feet with the most Northerly West line of said 56 acre tract to a 2 inch iron pipe for a corner;

THENCE: East 483.06 feet to a 1 inch iron pipe from a corner in the most Northerly West line of a called 40.2 acre tract;

THENCE: South 454.13 feet with the most Northerly West line of said 40.2 acre tract to a 5/8 inch iron pin for an ell corner;

THENCE: West 223.60 feet with the most Westerly North line of said called 40.2 acre tract to a 5/8 inch iron pin for an ell corner;

THENCE: South 230.91 feet with the most Westerly West line of said called 40.2 acre tract to a 5/8 inch iron pin for the most Southerly Southeast corner of this tract;

THENCE: West 556.77 feet with the North line of Tract No. 3 pass a 5/8 inch iron, being the Northwest corner of Tract No. 3, and continuing on in all 790.19 feet to the Point of Beginning and containing 9.55 acres or land, more or less.