

**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 August 18, 2023, executed by **CHRISTIAN DEON DIXON, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023004785, Official Public Records of Cass County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany 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, May 6, 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 2023 Cappaert Manufactured Home, Serial No. CHVM36793.

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.

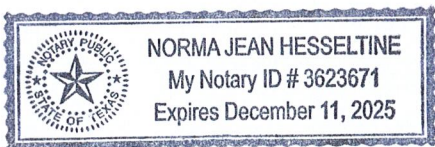
**EXECUTED** this 31 day of March, 2025.

*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](mailto:clittlefield@umhlaw.com)

FILED FOR RECORD  
2025 APR -2 PM 1:29  
AMY L. VARNELL  
CASS COUNTY CLERK

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 31 day of March, 2025, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a part of that certain tract of land conveyed to Melvin Dixon and Mary Dixon by deed recorded in Inst. No. 2023003211, Official Public Records, Cass County, Texas (OPR). This property is situated in the L. Mornen Survey, Abstract No. 681, Cass County, Texas and is more specifically described by METES AND BOUNDS, to-wit:

**POINT OF BEGINNING (POB):** Being a 1/2" Capped "RPLS 6020" Steel Rod Set (CSRS) for the southwest corner of this tract, same being the southeast corner of the Phillip Love tract (Vol. 833 Page 813, Real Property Records, Cass County, Texas).

**THENCE:** North 33 degrees 32 minutes 40 seconds West with the east line of said Love tract for a distance of 126.00 feet to a CSRS in the southern line of Farm to Market No. 1841 (variable width ROW) for the northwest corner of this tract, same being the northeast corner of said Love tract.

**THENCE:** North 43 degrees 26 minutes 17 seconds East with said F.M. 1841 for a distance of 16.30 feet to a CSRS for an angle corner in the southern line of said F.M. 1841 and the northern line of this tract. This corner is the beginning of a curve to the right, said curve having the following properties:

Radius: 543.03 feet

Arc Length: 79.72 feet

Delta Angle: 8°24'39"

**THENCE:** North 81 degrees 37 minutes 16 seconds East along the Chord of said curve for a distance of 79.64 feet to a CSRS for the northeast corner of this.

**THENCE:** South 40 degrees 33 minutes 46 seconds East (division line) for a distance of 98.36 feet to a CSRS for the southeast corner of this tract.

**THENCE:** South 57 degrees 29 minutes 44 seconds West (division line) for a distance of 100.00 feet to the **POB.**

This tract contains ~~0.258~~ acres of land. ...

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