



\*VG-1443-2025-2505857\*

**Freestone  
County  
Renee Gregory  
Freestone County  
Clerk**

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**Instrument Number: 2505857**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: October 29, 2025 01:48 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$8.00

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2505857  
Receipt Number: 20251029000016  
Recorded Date/Time: October 29, 2025 01:48 PM  
User: Jamie M  
Station: CCLERK01

**Record and Return To:**

UPTON, MICKITS, HEYMANN, LLP  
802 N CARANCAHUA, SUITE 45G  
  
CORPUS CHRISTI TX 78401



**STATE OF TEXAS  
COUNTY OF FREESTONE**

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory  
Freestone County Clerk  
Freestone County, TX

*Renee Gregory*

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 28, 2025, executed by **HERSCHEL LEE WEST A/K/A HERSCHEL WEST, 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. 2025-2500947, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, 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, December 2, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Freestone County Courthouse at the place designated by the Commissioner's Court for such sales in Freestone 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 2025 Platinum Manufactured Home, Serial No. PCTX016225AB.

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.

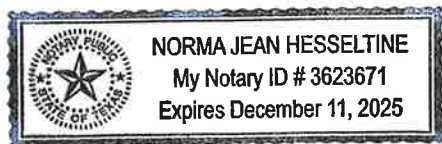
EXECUTED this 27 day of October, 2025.

*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)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 27 day of October, 2025, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**HANEY SURVEYING SERVICES**  
254 LCR 823 GROESBECK, TEXAS 76642  
OFFICE NO. 254/729-5233  
CELL NO. 254/562-6954

Description: 9.20 Acres, Part of Patton Creek Estates, J.W. McGahey Survey A-425,  
Cotton Gin Area, Freestone County, Texas      Owner: Herschel West

BEING a 9.20 acres tract situated in the J.W. McGahey Survey A-425, Cotton Gin Area, Freestone County, Texas, and being part of that called 16.08 acres tract described in the deed to Herschel West recorded in Vol. 1346, Pg. 336, Official Records of Freestone County, Texas (F.C.O.R.) and part of that Second Tract described in the deed to Herschel West recorded in Vol. 1354, Pg. 479, F.C.O.R., of which is composed as part of Lot 10 and all of Lot 11 of the Patton Creek Estates filed in the official plat record as Plat No. 138, Plat Records of Freestone County, Texas, said 9.20 acres being more completely particular by metes and bounds as follows:

BEGINNING at a found  $\frac{1}{2}$ " iron rod at a fence for the Southwest corner of said 16.08 acres tract and this tract, same being the Southeast corner of the Jefferson Drake called 27.97 acres tract of record in Instrument No. 1903051, F.C.O.R.;  
THENCE N.7°30'10"E. 399.36 ft. with the West line of said 16.08 acres tract and the East line of said Drake tract to a found  $\frac{1}{2}$ " iron rod for the Northwest corner of this tract, same being the Southwest corner of the Christopher Adrian Tresslar 15.00 acres tract of record in Instrument No. 2103431, F.C.O.R.;  
THENCE S.88°09'50"E. with the South line of said Tresslar tract and the North line of this tract through said 16.08 acres tract, at 764.79 ft. the East line of said 16.08 acres tract and the West line of said Lot 10, continuing through said Lot 10, at 976.06 ft. a found  $\frac{1}{4}$ " iron rod in the West margin of county road FCR 924, in all 1006.06 ft. to a point in the East line of said Lot 10 and the approximate centerline of for the Northeast corner of this tract, same being the Southeast corner of said Tresslar tract;  
THENCE S.1°02'13"W. 382.41 ft. with the approximate centerline of said FCR 924, and the East line of said Lot 10 and 11 to a point in the end of said road for the Southeast corner of said Lot 11 and this tract;  
THENCE N.88°58'42"W. with the South line of said Lot 11, at 30.00 ft. a found  $\frac{1}{2}$ " iron rod in the West margin of said FCR 924, continuing along a fence, at 241.24 ft. the Southwest corner of said Lot 11 and the Southeast corner of said 16.08 acres tract, continuing with the South line of said 16.08 acres tract to the point of BEGINNING, containing 9.20 acres, of which 0.26 acre lies within county road FCR 924.

The foregoing description was prepared from that plat dated April 16, 2023 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney  
Mark D. Haney, R.P.L.S. No. 5841

