

20/25

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, 2021, executed by ELIZABETH GAIL REEVES AND JASON BYRON REEVES, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2104456, Official Public Records of Montague County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Lynne Holiday or Ryan Holiday, 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, October 1, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Montague County Courthouse at the place designated by the Commissioner's Court for such sales in Montague 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 Legacy Manufactured Home, Serial No. L211686.

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 21 day of August, 2024.

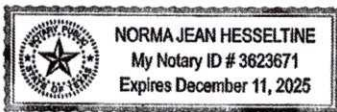
Posted by:
Lynne Holiday

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 21 day of August, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

FILED
2024 AUG 22 A 10:51
MONTAGUE COUNTY CLERK
MONTAGUE, TX

EXHIBIT "A"

A 3.18 acre tract of land in the B. B. B. & C. RR. Co. Survey A-83, Montague County, Texas and being part of a tract of land described in deed to Matthew and Jaicee Sawyer recorded in File No. 1704906, Official Public Records, Montague County, Texas and being more particularly described as follows:

BEGINNING at a six inch iron post in the north line of Hoben Road for the southwest corner of a tract of land described in deed to Juan Mancilla recorded in Volume 223, Page 835, Real Records, Montague County, Texas and for the most southerly southeast corner of said Sawyer tract;

THENCE North $89^{\circ}18'22''$ West with the north line of said road 245.21 feet to an iron rod set in the south line of said Sawyer tract;

THENCE North $00^{\circ}34'25''$ East 400.04 feet to an iron rod set in the south line of a tract of land described in deed to Susan Bartocci recorded in File No. 2004987, Official Public Records, Montague County, Texas and in the north line of said Sawyer tract;

THENCE South $88^{\circ}58'33''$ East with the general course of a fence 454.36 feet to a six inch iron post in the west line of a tract of land described in deed to Ricky Martin recorded in Volume 459, Page 201, Official Public Records, Montague County, Texas for the southeast corner of said Bartocci tract and for the northeast corner of said Sawyer tract;

THENCE South $00^{\circ}17'01''$ West with the general course of a fence and the west line of said Martin tract 194.52 feet to a six inch iron post for the northeast corner of said Mancilla tract and for the most easterly southeast corner of said Sawyer tract;

THENCE North $87^{\circ}51'46''$ West with the general course of a fence 206.95 feet to a two inch iron post for the northwest corner of said Mancilla tract and for an inner corner of said Sawyer tract;

THENCE South $01^{\circ}27'59''$ West with the general course of a fence 208.14 feet to the POINT OF BEGINNING.