

**COPY**

3-File

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 July 29, 2017, executed by **JOHNIE DEWAYNE JARVIS AND KIMBERLY SUE JARVIS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2017-10226, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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 3, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hunt County Courthouse at the place designated by the Commissioner's Court for such sales in Hunt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2017 CMH Manufactured Home, Serial No. CSS018388TXAB.

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 11 day of April, 2025.

FILED FOR RECORD  
at 11:12 o'clock A M

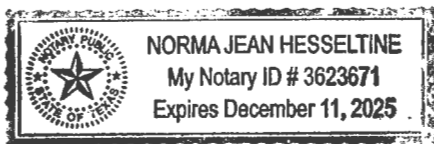
APR 15 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Handwritten Signature*

THE STATE OF TEXAS §  
COUNTY OF NUECES §

*Handwritten Signature*  
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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 11 day of April, 2025, to certify which witness my hand and official seal.



*Handwritten Signature*  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT "A"**

**All that certain lot, tract or parcel of land situated in the CLEMENTE BUSTILLA SURVEY, ABSTRACT NO. 49, Hunt County, Texas, and being a part of a 16.20 acres tract of land as described in a Warranty Deed from Johnie Lee Jarvis, dated August 6, 2007 and being recorded in Volume 1631, Page 695 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:**

**BEGINNING at a 1/2 iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north line of County Road 2502, at the southeast corner of said Jarvis tract and also at the southwest corner of a 16.20 acres tract of land as described in a Contract of Sale and Purchase by and between the Veterans Land Board of Texas and Ronald William Marshall, as recorded in Volume 882, Page 7 of the Deed Records of Hunt County, Texas:**

**THENCE N. 89 deg. 36 min. 54 sec. W along the north line of County Road 2502 and south boundary line of Jarvis tract, a distance of 220.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;**

**THENCE N. 00 deg. 34 min. 07 sec. E. a distance of 891.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;**

**THENCE S. 89 de. 36 min. 54 sec. E. a distance of 220.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east line of said Jarvis tract and west line of said Marshall tract;**

**THENCE S. 00 deg. 34 min. 07 sec. W. along the east line of said Jarvis tract and west line of said Marshall tract, a distance of 891.00 feet to the POINT OF BEGINNING and containing 4.50 acres of land.**