

**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 March 24, 2020, executed by **BRIAN COLT GRIFFIS, A SINGLE PERSON, AND SARAH JANE MAYRELL, 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. 2020-04913, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield 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, October 7, 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 2020 Champion Manufactured Home, Serial No. 125000HB006815AB.

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 13 day of August, 2025.  
FILED FOR RECORD  
at 8:22 o'clock A M

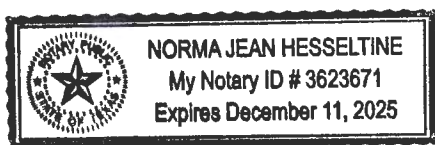
AUG 19 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by Btknojes

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
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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 13 day of August, 2025, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT "A"**

**All that certain lot, tract or parcel of land situated in the E. Owen Survey, Abstract No. 802, Hunt County, Texas, and being part of that tract of land described in a Deed from the Veterans Land Board of the State of Texas to Stanley Eugene Griffis as recorded in Volume 972, page 65 of the Deed Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:**

**BEGINNING at a ½" iron rod found for corner at the intersection of the North line of County Road No. 1083 with the East line of that tract of land described in a Deed from Benny Porter, et ux, to John David McDaniel, et us, as recorded in Volume 1865, Page 389 of the Official Public Records of Hunt County, Texas, said point also being the Southwest corner of the above cited Subject Tract;**

**THENCE N. 12 deg. 28 min. 39 sec. W. with the East line of said McDaniel tract, a distance of 434.60 feet to a ½" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called ½" iron rod set) for corner;**

**THENCE S. 89 deg. 31 min. 55 sec. E a distance of 357.21 feet to a ½" iron rod set for corner;**

**THENCE S. 00 deg. 28 min. 05 sec. W. a distance of 423.56 feet to a ½" iron rod set for corner in the North line of County Road No. 1083;**

**THENCE N. 89 deg. 31 min. 55 sec. W. with the North line of County Road No. 1083 a distance of 259.85 feet to the PONT OF BEGINNING and containing 3.00 acres of land.**