

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 5, 2016, executed by **GREGORY A. COLLINS AND PAULA I. COLLINS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2016-10220, 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, January 6, 2026**, (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 2015 Champion Manufactured Home, Serial No. 125000HA003686AB.

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.

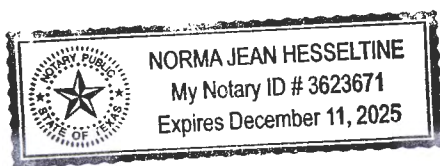
EXECUTED this 10 day of November, 2025.
at 7:03 o'clock AM

NOV 13 2025
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Beck Landrum*

K. C. 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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 10 day of November, 2025, to certify which witness my hand and official seal.



Norma Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land and being a part of the remainder of a 248.692 acres tract of land conveyed to Billy C. Foote by Deed recorded in Instrument Number 2009-15477, Official Public Records, Hunt County, Texas (OPR). This property is situated in the James Wardlow Survey, Abstract Number 1095, Hunt County, Texas and is more specifically described by Metes and Bounds, to wit;

POINT OF BEGINNING (POB): Being a ½" Capped ("RPLS 6020") Steel Rod Set (CSRS) for the Northeast corner of this tract, same being the Southeast corner of a 15.36 acres tract previously surveyed out., same also being a point in the West line of Farm to Market 2649, same further being a point in a curve to the right, said curve having a radius of 5679.58 feet, and a long chord of South 12° 07 minutes 51 seconds West, 619.57 feet;

THENCE: With the West line of said road and along the arc of said curve for a distance of 619.88 feet to a CSRS for the Southeast corner of this tract, same being the Northeast corner of a tract of land conveyed to Jose Orozo by Deed recorded in Instrument Number 2014-8618, OPR.

THENCE: North 85° 37 minutes 24 seconds West for a distance of 1594.01 feet to a CSRS for the Southwest corner of this tract, same being the Northwest corner of said Orozo tract, same further being in the East line of the remainder of said Foote tract;

THENCE: North 04° 17 minutes 19 seconds East with a wire fence passing the Southeast corner of a tract of land conveyed to Steven Bowerman by Deed recorded in Volume 1354, Page 492, OPR, thence continuing for a total distance of 613.91 feet to CSRS for the Northwest corner of this tract, same being the Southwest corner of said 15.36 acres tract;

THENCE: South 85° 37 minutes 24 seconds East (reference bearing line) for a distance of 1678.55 feet to the POINT OF BEGINNING .

This tract contains 23.141 acres of land.