

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 September 15, 2006, executed by **JAMES H. COLWELL, JR. AND ROSE M. COLWELL, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Volume 764, Page 843, Official Public Records of Jack County, Texas, Mortgage appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky, 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, February 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Jack County Courthouse at the place designated by the Commissioner's Court for such sales in Jack 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 2007 Oak Creek Manufactured Home, Serial No. OC050716342AB.

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 17 day of December, 2024.

FILED FOR RECORD

_____ O'CLOCK _____ M

DEC 19 2024

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

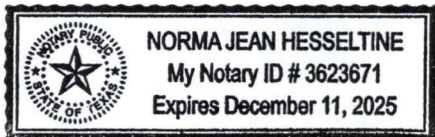
BY _____ DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of December, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract of land containing 15.62 acres, more or less, in the George Hardesty Survey, Abstract No. 294, Jack County, Texas and being a part of the William Clinton Birdwell Estate description thereof recorded in Volume 300, Page 445, Deed Records of Jack County. Said 15.62 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of Cook Road (gravel county road) and Berry Dairy Road (gravel county road) being the Southeast corner of the said Birdwell Estate and the Northeast corner of the Keyser Estate recorded in Volume 566, Page 243, Deed Records of Jack County, also being North 89° 46' 33" West 5032.70 feet from the Southeast corner of the said Hardesty Survey;

THENCE North 89° 46' 33" West for a distance of 341.08 feet to a 2 inch cap on a 5/8 inch iron rod set in the said Cook Road on the South line of the said Birdwell Estate and the North line of the said Keyser Estate;

THENCE North 00° 13' 27" East for a distance of 351.08 feet to a 2 inch cap on a 5/8 inch iron rod set within the said Birdwell Estate;

THENCE North 85° 41' 05" West for a distance of 1032.33 feet to a "X" marked in a rock set on the West line of the said Birdwell Estate and the East line of the W. A. Cook, Jr. Tract recorded in Volume 426, Page 521, Deed Records of Jack County;

THENCE North 01° 32' 36" East for a distance of 364.26 feet to a 2 inch cap on a 5/8 inch iron rod set at the West base of a fence corner being the Northwest corner of the said Birdwell Estate and the Southwest corner of the W. A. Cook, Jr. Tract recorded in Volume 638, Page 818, Deed Records of Jack County;

THENCE South 89° 46' 33" East for a distance of 1362.39 feet to a 2 inch cap on a 5/8 inch iron rod set in the said Berry Dairy Road being the Northeast corner of the said Birdwell Estate and the Southeast corner of the said Cook Tract on the West line of the Monroe Tract recorded in Volume 596, Page 120, Deed Records of Jack County;

THENCE South 00° 13' 27" West for a distance of 788.89 feet to the place of beginning.