

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 April 3, 2024, executed by **GARY ALAN REEVES, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 20240001362, Official Public Records of Jack County, Texas, Mortgagee appoints **K. Clifford Littlefield, Alexander J. Tiffany** or **Norma Jean Hesselaine**, 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 2024 Jessup Manufactured Home, Serial No. JHW07656TX24.

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 **30** day of December, 2024.

FILED FOR RECORD

_____ O'CLOCK _____ M

JAN - 2 2025

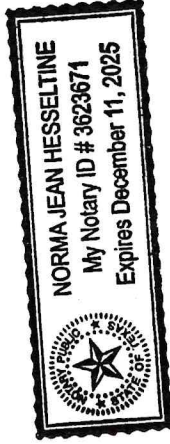
**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

~~BY THE STATE OF TEXAS~~ **DEPUTY**
COUNTY OF NUECES §

K. Clifford 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 **30** day of December, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselaine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract of land containing 1.00 acre, more or less, in the Nancy P. Overby Survey, Abstract No. 452, Jack County, Texas, being part of the tract described in a deed to Gary Reeves recorded in Volume 675, Page 156, Official Public Records of Jack County, Texas and being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set on the South side of Reeves Road, being the Southeast corner of this tract, on a South line of the said Reeves Tract and on a North line of the Mary Wade Tract recorded in Volume 675, Page 163, Official Public Records of Jack County, also being South 72° 47' 05" West a distance of 42.04 feet from the most Southern Southeast corner of the said Reeves Tract and a Northeast corner of the said Wade Tract;

THENCE South 72° 47' 05" West for a distance of 140.32 feet to a 1 inch cap on a 1/2 inch iron rod set on the South side of Reeves Road, being the Southwest corner of this tract, on a South line of the said Reeves Tract and on a North line of the said Wade Tract;

THENCE North 00° 00' 00" West for a distance of 285.33 feet to a 1 inch cap on a 1/2 inch iron rod set, being the Northwest corner of this tract;

THENCE North 47° 27' 31" East for a distance of 33.83 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract;

THENCE North 73° 14' 45" East for a distance of 47.01 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract;

THENCE North 56° 37' 41" East for a distance of 96.21 feet to a 1 inch cap on a 1/2 inch iron rod set, being the Northeast corner of this tract;

THENCE South 02° 47' 30" West for a distance of 333.54 feet to the place of beginning.