

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 7, 2021, executed by **JOHN M. DAVIS A/K/A JOHN MILLER DAVIS, JR., A SINGLE PERSON, AND ELBERT CARL JONES, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-008670, Official Public Records of Navarro County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Navarro County Courthouse at the place designated by the Commissioner's Court for such sales in Navarro 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 2021 Legacy Manufactured Home, Serial No. L117137.

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 27 day of May, 2025.

2025-058

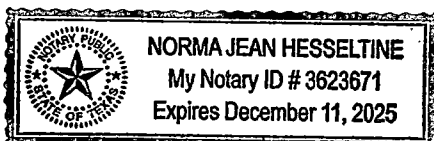
FILED FOR RECORD
AT 12:42 O'CLOCK PM

MAY 28 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
THE STATE OF TEXAS
COUNTY OF NUECES
DEPUTY

K. CLIFFORD LITTLEFIELD, Mortgage 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 27 day of May, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract I:

All that certain lot, tract, or parcel of land being 1.239 acres of land, more or less, situated in the G. W. LAKEY SURVEY, ABSTRACT NO. 474, in Navarro County, Texas, and being a part of the 87.771 acre tract described in deed from C. Rampey, et ux to T. Walter Erwin, III, dated October 16, 1969, and recorded in Volume 776, Page 101, Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at a point in the north line of the aforesaid tract and being 1408 feet N 60 E from the northwest corner thereof and also S 30 E 200 feet from the point of beginning;

THENCE S 60 W 555 feet;

THENCE S 49' 75" E 100 feet;

THENCE N 60 E 524 feet;

THENCE N 30 W 100 feet to the point of **BEGINNING**, and being the same property described in Deed dated May 21, 1985, from Robert Lee, et ux to Myrtle Allison Green recorded in Volume 1051, Page 331, Deed Records of Navarro County, Texas.

Tract II:

All that certain lot, tract, or parcel of land being 1 acre of land, more or less, situated in the G. W. LAKEY SURVEY, ABSTRACT NO. 474, in Navarro County, Texas, and being a part of the 87.771 acre tract described in deed from C. Rampey, et ux to T. Walter Erwin, III, dated October 16, 1969, and recorded in Volume 776, Page 101, Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at an iron stake on north line of aforesaid tract and being 308 feet North 60 East from the northwest corner thereof, and also South 49-15 East 200 feet therefrom for the beginning point of this tract;

THENCE South 49-15 East 100 feet to a stake;

THENCE North 60 East 440 feet to a stake;

THENCE North 49-15 West 100 feet to a stake;

THENCE South 60 West 440 feet to the place of **BEGINNING**, and being the same property described in Deed dated March 1980, from T. Walter Erwin, III to Adolphus Ray Green, et ux recorded in Volume 938, Page 657, Deed Records of Navarro County, Texas.