

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 4, 2016, executed by **JORDAN R. DAVIDSON AND BRITTNEY G. DAVIDSON, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 63837, Official Public Records of Cooke County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen 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 7, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Cooke County Courthouse at the place designated by the Commissioner's Court for such sales in Cooke County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 CMH Manufactured Home, Serial No. CSS016131TXAB.

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.

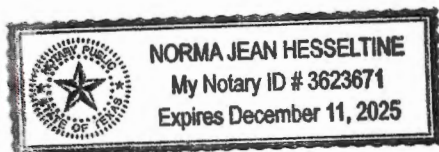
EXECUTED this 14 day of November, 2024.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME; the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14 day of November, 2024, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

24 NOV 18 PM 4:21

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY *[Signature]* DEPUTY

**EXHIBIT "A"**

TRACT 1  
0.402 OF AN ACRE  
13473 BIG INDIAN ROAD (F.M. ROAD NO. 678)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 11 AND LOT 18 OF THE FANNIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1248, COOKE COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE DEED TO JORDAN R. DAVIDSON AND BRITTNEY G. DAVIDSON, AS RECORDED IN VOLUME 1651, PAGE 569, DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½" CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AT THE SOUTHWEST CORNER OF SAID DAVIDSON TRACT AND IN A CURVE TO THE LEFT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JACQUITA SURRAT, AS RECORDED IN VOLUME 868, PAGE 251, SAID DEED RECORDS;

THENCE NORTH 12 DEGREES 56 MINUTES 13 SECONDS WEST WITH THE WEST LINE OF SAID DAVIDSON TRACT AND WITH THE EAST LINE OF SAID SURRAT TRACT A DISTANCE OF 149.98 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID DAVIDSON TRACT AND IN THE EAST LINE OF SAID SURRAT TRACT;

THENCE NORTH 77 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 145.53 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST A DISTANCE OF 127.36 FEET TO ½" CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID DAVIDSON TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND IN A CURVE TO THE LEFT;

THENCE WITH THE SOUTH LINE OF SAID DAVIDSON TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 770.94 FEET AND AN ARC LENGTH OF 118.23 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 60 DEGREES 07 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 118.11 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.402 OF AN ACRE OF LAND MORE OR LESS.

TRACT 2  
0.518 OF AN ACRE  
13473 BIG INDIAN ROAD (F.M. ROAD NO. 678)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 11 AND LOT 18 OF THE FANNIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1248, COOKE COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE DEED TO JORDAN R. DAVIDSON AND BRITTNEY G. DAVIDSON, AS RECORDED IN VOLUME 1651, PAGE 569, DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A ½" CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID DAVIDSON TRACT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 IN A CURVE TO THE LEFT AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO LORETTA GERALDINE WALLACE, AS RECORDED IN VOLUME 483, PAGE 140, SAID DEED RECORDS;

THENCE WITH THE SOUTH LINE OF SAID DAVIDSON TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 678 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 770.94 FEET AND AN ARC LENGTH OF 21.33 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 70 DEGREES 18 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 21.33 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS EAST  
A DISTANCE OF 127.36 FEET TO A ½" CAPPED IRON ROD SET  
FOR CORNER;

THENCE SOUTH 77 DEGREES 45 MINUTES 30 SECONDS WEST  
A DISTANCE OF 145.53 FEET TO A ½" CAPPED IRON ROD SET  
FOR CORNER IN THE WEST LINE OF SAID DAVIDSON TRACT  
AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN  
THE DEED TO JACQUITA SURRAT AS RECORDED IN VOLUME  
868, PAGE 251, SAID DEED RECORDS;

THENCE NORTH 12 DEGREES 56 MINUTES 13 SECONDS WEST  
WITH THE WEST LINE OF SAID DAVIDSON TRACT AND WITH  
THE EAST LINE OF SAID SURRAT TRACT A DISTANCE OF  
111.58 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT  
THE NORTHWEST CORNER OF SAID DAVIDSON TRACT AND AT  
THE NORTHEAST CORNER OF SAID SURRAT TRACT AND IN A  
SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED  
TO FARR TRUST AGREEMENT AS RECORDED IN VOLUME 1441,  
PAGE 738 SAID DEED RECORDS;

THENCE NORTH 77 DEGREES 45 MINUTES 30 SECONDS EAST  
WITH THE NORTH LINE OF SAID DAVIDSON TRACT AND WITH A  
SOUTH LINE OF SAID FARR TRACT A DISTANCE OF 192.97  
FEET TO A 1/2 CAPPED IRON ROD FOUND FOR CORNER AT  
THE NORTHEAST CORNER OF SAID DAVIDSON TRACT AND IN  
A SOUTH LINE OF SAID FARR TRACT AND AT THE NORTHWEST  
CORNER OF SAID WALLACE TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST  
WITH THE EAST LINE OF SAID DAVIDSON TRACT AND WITH  
THE WEST LINE OF SAID WALLACE TRACT AND ALONG OR  
NEAR A FENCE A DISTANCE OF 238.98 FEET TO THE PLACE OF  
BEGINNING AND ENCLOSING 0.518 OF AN ACRE OF LAND  
MORE OR LESS.