

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 11, 2023, executed by **JEREMIAH TELL HARRISON A/K/A TELL HARRISON AND BRIANNA NICHOLE ING, BOTH UNMARRIED PEOPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-1637, Official Public Records of Cooke County, Texas, Mortgagee appoints K. Clifford Littlefield 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, October 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 2022 New Vision Manufactured Home, Serial No. NV0111873AB.

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.

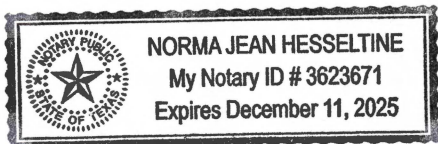
EXECUTED this 20 day of August, 2025.

BY [Signature]
COUNTY CLERK, COOKE COUNTY
PAUL HARRISON
25 AUG 22 PM 2:21
FILED FOR RECORD

THE STATE OF TEXAS §
COUNTY OF NUECES §

[Signature]
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 20 day of August, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE C.B. GOULD SURVEY, ABSTRACT NUMBER 413, COOKE COUNTY, TEXAS AND BEING A PART OF A CALLED 39.8788 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOZEY CAFFEY AS RECORDED IN VOLUME 2406, PAGE 791 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 39.8788 ACRE TRACT AND IN THE WEST LINE OF A CALLED 38.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LE'ANN CALLIHAN PEMBROKE AS RECORDED IN VOLUME 2406, PAGE 782 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A CAPPED IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 39.8788 ACRE TRACT BEARS NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST A DISTANCE OF 817.25 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 23 SECONDS EAST WITH THE EAST LINE OF SAID 39.8788 ACRE TRACT AND THE WEST LINE OF SAID 38.88 ACRE TRACT, PASSING EN ROUTE A CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 38.88 ACRE TRACT AT A DISTANCE OF 465.25 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 963.14 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF A CALLED 34.14 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KRISHA RAE GRISZ AS RECORDED IN VOLUME 2406, PAGE 836 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 39.8788 ACRE TRACT BEARS SOUTH 00 DEGREES 54 MINUTES 23 SECONDS EAST A DISTANCE OF 963.03 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES 02 SECONDS WEST SEVERING SAID 39.8788 ACRE TRACT A DISTANCE OF 601.21 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 39.8788 ACRE TRACT AND THE EAST LINE OF A CALLED 412.17 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOHN F. RUSSELL JR. AS RECORDED IN VOLUME 1770, PAGE 775 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST WITH THE WEST LINE OF SAID 39.8788 ACRE TRACT A DISTANCE OF 963.14 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF A CALLED 10.97 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN THE DEED TO JOZEY CAFFEY AS RECORDED IN VOLUME 2406, PAGE 791 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.97 ACRE TRACT BEARS NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST A DISTANCE OF 535.51 FEET;

THENCE NORTH 88 DEGREES 46 MINUTES 02 SECONDS EAST SEVERING SAID 39.8788 ACRE TRACT OF LAND A DISTANCE OF 601.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.293 ACRES OF LAND, MORE OR LESS.

TRACT 2 (Easement):

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE C.B. GOULD SURVEY, ABSTRACT NUMBER 413, COOKE COUNTY, TEXAS AND BEING A PART OF A CALLED 39.8788 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOZEY CAFFEY AS RECORDED IN VOLUME 2406, PAGE 791 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, AND BEING PART OF A CALLED 38.88 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO LE'ANN CALLIHAN PEMBROKE AS RECORDED IN VOLUME 2406, PAGE 782 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PATRICIANLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 13.293 ACRES TRACT OF LAND BEING A PART OF SAID CALLED 39.8788 ACRES TRACT, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 38.88 ACRE TRACT, BEARS SOUTH 00 DEGREES 54 MINUTES 23 SECONDS EAST A DISTANCE OF 465.25 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES 02 SECONDS WEST, WITH THE NORTH LINE OF SAID CALLED 13.239 TRACT, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 54 MINUTES 27 SECONDS WEST A DISTANCE OF 162.06 FEET TO A POINT FOR CORNER;

THENCE WITH A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 66.60 FEET, A RADIUS OF 40.00 FEET, AND WHOSE CHORD BEARS NORTH 47 DEGREES 00 MINUTES 45 SECONDS EAST, WITH A CHORD LENGTH OF 59.20 FEET;

THENCE SOUTH 83 DEGREES 23 MINUTES 48 SECONDS EAST A DISTANCE OF 258.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 79 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 135.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 01 MINUTES 44 SECONDS EAST A DISTANCE OF 137.94 FEET TO A POINT FOR CORNER;

THENCE WITH A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 156.24 FEET, A RADIUS OF 183.58 FEET, AND WHOSE CHORD BEARS NORTH 70 DEGREES 02 MINUTES 19 SECONDS EAST, WITH A CHORD LENGTH OF 151.57 FEET;

THENCE WITH A NON-TANGENT REVERSE CURVE TO THE RIGHT WITH AN ARC LENGTH OF 121.83 FEET, A RADIUS OF 173.29 FEET, AND WHOSE CHORD BEARS NORTH 62 DEGREES 58 MINUTES 46 SECONDS EAST, WITH A CHORD LENGTH OF 119.34 FEET TO A POINT IN THE SOUTH LINE OF AN EXISTING 30-FOOT-WIDE ASSESS EASEMENT RECORDED IN VOLUME 2406, PAGE 809 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 43.35 FEET, A RADIUS OF 225.39 FEET, AND WHOSE CHORD BEARS SOUTH 75 DEGREES 32 MINUTES 21 SECONDS EAST, WITH A CHORD LENGTH OF 43.28 FEET, FROM WHICH A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 13.293 ACRES TRACT, BEARS SOUTH 33 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 1382.85 FEET;

THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 97.76 FEET, A RADIUS OF 193.29 FEET, AND WHOSE CHORD BEARS SOUTH 57 DEGREES 02 MINUTES 16 SECONDS WEST, WITH A CHORD LENGTH OF 93.82 FEET;

THENCE WITH A NON-TANGENT REVERSE CURVE TO THE RIGHT WITH AN ARC LENGTH OF 138.15 FEET, A RADIUS OF 163.58 FEET, AND WHOSE CHORD BEARS SOUTH 70 DEGREES 00 MINUTES 52 SECONDS WEST, WITH A CHORD LENGTH OF 134.08;

THENCE NORTH 82 DEGREES 01 MINUTES 44 SECONDS WEST A DISTANCE OF 137.94 FEET TO A POINT FOR CORNER;

THENCE NORTH 79 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 135.18 FEET TO A POINT FOR CORNER;

THENCE NORTH 83 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 237.03 FEET TO A POINT FOR CORNER;

THENCE WITH A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 28.80', A RADIUS OF 20.00', AND WHOSE CHORD BEARS SOUTH 47 DEGREES 51 MINUTES 07 SECONDS WEST, WITH A CHORD LENGTH OF 26.37';

THENCE SOUTH 00 DEGREES 54 MINUTES 27 SECONDS EAST A DISTANCE OF 141.98 FEET TO A POINT FOR CORNER TO THE PLACE OF BEGINNING AND CONTAINING 0.438 OF AN ACRE OF LAND, MORE OR LESS.