

25-031 FC

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 14, 2016, executed by **JERREMY FLEMING AND JOY FLEMING, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2016003090, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Sheryl LaMont, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley Christine Wheeless, 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, December 2, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Shelby County Courthouse at the place designated by the Commissioner's Court for such sales in Shelby 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 2017 Kabco Manufactured Housing Unit, Serial No. KB0210978AB17.

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.

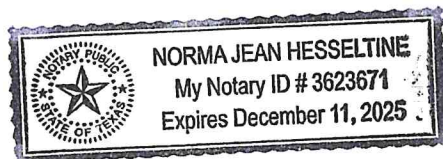
EXECUTED this 17 day of October, 2025.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of October, 2025, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a legal description to a 1.357 acre tract in the Thomas Haley Survey, A-286, being out of and part of a called 160.759 acre tract described in a Deed conveyed to Jerrell Fleming, et ux, from Woodrow Chamberlain, et ux, dated March 4, 2009 recorded in Document No. 2009002063 of the Official Public Records of Said County, and is further described by metes and bounds as follows to-wit:

BEGINNING: At a point in the centerline of a County Road for the Northeast corner of this tract and in the North boundary line of said 160.759 acre tract; from which a 1/2" iron rod with cap Stamped "Birdwell Surveying" set for reference on the South side of said Road bears S 13°26'01" W 17.94' and a broken concrete Right-of-Way Marker found at the end of Farm-to- Market Highway #2974 for an angle corner of said 160.759 acre tract bears S 66°37'42" E 142.36";

THENCE: S 13°26'01" W 261.01' severing said 160.759 acre tract to a 1/2" iron rod with cap Stamped "Birdwell Surveying" set for the Southeast corner of this tract;

THENCE: N 76°33 '58" W 236.14" to a 1/2" iron rod with cap Stamped "Birdwell Surveying" set for the Southwest corner of the tract;

THENCE: N 13°6'01" E 235.71' to a point in the centerline of said County Road for the Northwest corner of this tract and in the North boundary line of said 160.759 acre tract; from which a 1/2" iron rod with cap Stamped "Birdwell Surveying" set for reference on the South side of said County Road bear S 13°26'01" W 21.20';

THENCE: with the centerline of said County Road same being the North boundary line of said 160.759 acre tract as follows:

THENCE: S 87°25'10" E 21.51' to a point for an angle corner of this tract;

THENCE: S 84°10'38" E 75.44' to a point for an angle corner of this tract;

THENCE: S 80°47' 17" E 103.24' to a point for an angle corner of this tract;

THENCE: S 82°10'06" E 37.46' to the point of beginning containing 1.357 acres of land.

FILED FOR RECORD
2025 OCT 21 PM 12:21
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY