

1-7 F-18

**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 10, 2021, executed by **DAVID ELIAS GARCIA, A UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-05140, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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 Hunt County Courthouse at the place designated by the Commissioner's Court for such sales in Hunt 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 Hamilton Manufactured Home, Serial No. HH20AL03958.

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.

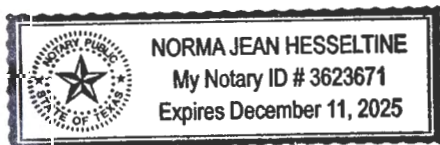
EXECUTED this 25 day of November, 2024.

*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 25 day of November, 2024, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Block 20, J.F. Beasley's Addition South Campbell, an Addition to the City of Campbell, Hunt County, Texas, according to the Map or Plat recorded in Volume 73, Page 540, Deed Records of Hunt County, Texas.**

FILED FOR RECORD  
at 3:42 o'clock P M

NOV 26 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by Stinson