

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 July 21, 2022, executed by JERRY LYNN CRAWFORD AND ARTAVIA MARIE PALMER CRAWFORD A/K/A ARTAVIA MARIE CRAWFORD, 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. 2022-008885, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Jim O'Bryant, 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, February 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Van Zandt County Courthouse at the place designated by the Commissioner's Court for such sales in Van Zandt 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 Legacy Manufactured Home, Serial No. LJ18562AB.

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 19 day of December, 2025.

FILE FOR RECORD

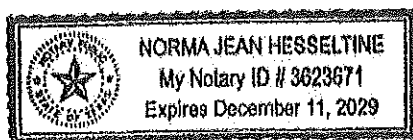
DEC 30 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

THE STATE OF TEXAS §  
COUNTY OF NUECES §

K. CLIFFORD 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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 19 day of December, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND** situated in the County of Van Zandt, State of Texas, a part of the Ramon Garcia Survey, Abst. No. 291; more particularly described as being a part of the same three tracts of land in the Mrs. Jodie M. Kennedy sub-division of said survey as conveyed by Mrs. Birtie Martin and son, Billy Ray Martin to Dewey and Ruth Polk, Earnest and Leta Palmer, Bobby and Josie Davis and Harold and Leroy Davis, in deed filed for record January 23, 1989 in Vol. 1165, Pg. 884, deed records of Van Zandt County, Texas:

**BEGINNING** at a 60d nail set in the center of a county road (VZ CR 3608) for the East corner of this tract; same being the North corner of the Dewey and Ruth Polk tract and being a point N-45°00'-W 252.4 ft. from a 1/2" S.R. found set for the East corner of said tract; a 1/2" S.R. set for witness bears S-45°51'- W 21 ft.;

**THENCE** N-45°00'-W along center of said road and Northeast line of said tract 306.1 ft. 50 a 60d nail found set for the North corner of same; same being the East corner of the Juanita Barton tract;

**THENCE** S-30°48'-W, at 20 ft. a cross-tie fence corner post for witness; continuing with fence and line 211.4 ft. to a 1/2" S.R. set for the West corner of this tract;

**THENCE** S-45°00'-E, 251.2 ft. to a 1/2" S.R. set for the South corner of this tract in the Northwest line of the said Polk tract;

**THENCE** N-45°51'-E with the Southeast line of this tract and the Northwest line of the said Polk tract 205.0 ft. to the place of beginning and containing (1.31) ACRES OF LAND.