

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 January 21, 2020, executed by SHANNON WAYNE JORDAN A/K/A SHANNON JORDAN AND CRYSTAL MAXINE LIVINGSTON A/K/A CRYSTAL JORDAN, 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. 222418, Official Public Records of Panola County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Christine Wheelless, Terri Worley or Lisa DeLong, 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, November 5, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Panola County Courthouse at the place designated by the Commissioner's Court for such sales in Panola 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 2019 Cavco Manufactured Home, Serial No. CAV150TX1913635AB.

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.

FILED FOR RECORD IN MY OFFICE EXECUTED this 23 day of September, 2024.

AT 12:40 O'CLOCK 1 M

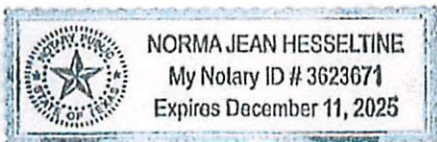
SEP 26 2024

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY [Signature] DEPUTY

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](mailto:clittlefield@umhlaw.com)

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 23 day of September, 2024, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
[Signature]  
Posted by Sheryl LaMont, September 26, 2024.

EXHIBIT "A"

All that certain 3.000 acre tract of land, a part of the ELLIAH MORRIS Survey, Abstract No. 432, Panola County, Texas, and being a part of that certain 8.2000 acre tract of land described as "Tract No. 4" allotted to Bob Newman, Jr., in a Partition Agreement by and between Bob Newman, Jr., Tammy Jones, Jerry Newman, Brandon Newman, Sheria Newman, Timothy Newman, and Richard Newman, dated May 4, 2018, recorded in Vol. 1979, Page 345 of the Official Public Records of Panola County, Texas, and the said 3.000 acre subject tract is more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the Southeast corner of the said 8.2000 acre parent tract in the West Right-of-Way line of the Burlington-Northern and Santa Fe Railway, also being the West margin of Santa Fe Street;

**THENCE** North 27° 46' 24" West with the said Railway Right-of-Way line and the East boundary line of the parent tract a distance of 101.44 feet to a 1/2-inch iron rod set for a corner;

**THENCE** South 81° 17' 01" West a distance of 255.69 feet to a 1/2-inch iron rod set for a corner;

**THENCE** North 8° 34' 31" West a distance of 67.22 feet to a 1/2-inch iron rod found for the Southerly Southeast corner of a 2.000 acre tract of land previously surveyed;

**THENCE** South 81° 25' 29" West with the Westerty South boundary line of the said tract a distance of 415.02 feet to a 1/2-inch iron rod found for its Southwest corner in the East boundary line of that certain called 1.000 acre tract of land described in a deed from Vanderbilt Mortgage and Finance, Inc., to Frankie N. Nugent, et ux, Mary Anita Nugent, dated November 1, 2014, recorded in Vol. 1802, Page 495 of the said Official Public Records;

**THENCE** South 2° 40' 51" West with the East boundary line of the said called 1.000 acre tract a distance of 54.07 feet to a 1/2-inch iron rod found for its Southeast corner, same being the most Southerly Northeast corner of another 2.000 acre tract of land previously surveyed;

**THENCE** South 29° 01' 34" East with the Southerly East boundary line of the said 2.000 acre tract a distance of 237.30 feet to a 1/2-inch iron rod set for its Southeast corner in the South boundary line of the said 8.2000 acre parent tract;

**THENCE** North 71° 17' 05" East with the South boundary line of the said parent tract a distance of 641.74 feet to the Point of Beginning, containing a total area of 3.000 acres.