



\*VG-1443-2024-2403988\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2403988**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: July 22, 2024 02:55 PM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$8.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2403988  
Receipt Number: 20240722000020  
Recorded Date/Time: July 22, 2024 02:55 PM  
User: Shanna L  
Station: CCLERK01

**Record and Return To:**

UPTON, MICKITS, HEYMANN, LLP  
802 N CARANCAHUA, SUITE 450  
CORPUS CHRISTI TX 78401



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

**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 20, 2022, executed by **JAMES JOSEPH ARTZ AND WINDY J. ARTZ A/K/A WINDY JO ARTZ, 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. 2022-2204043, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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, September 3, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Freestone County Courthouse at the place designated by the Commissioner's Court for such sales in Freestone County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 Oakcreek Manufactured Home, Serial No. OC012236704AB.

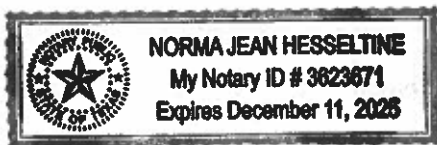
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 July, 2024.

*K. Littlefield*  
\_\_\_\_\_  
**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)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of July, 2024, to certify which witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**37.31 Acres**

All that certain lot, tract or parcel of land, part of the Simon Sanchez Survey, Abstract No. 28 and the J.Y. Aguilera XI League Grant, Abstract No. 2, Freestone County, Texas, being all of that certain called 8 acre tract described in a deed to Woodrow Manning from F.R. Hill et al on February 27, 1947 in Volume 193, Page 354 and all of that certain called 30 acre tract described in a deed to Woodrow Manning from F.R. Hill et al on March 7, 1967 in Volume 366, Page 639 of the Deed Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at an axle (found) in a fence for the West corner of the above mentioned 8 acre Manning tract, the apparent South corner of a called 5 acre tract conveyed to Linnet Turner in Volume 160, Page 122 and being in the Northeast line of County Road No. 271, from which a t-bar (found) at a fence corner bears South 60 deg. 25 min. 54 sec. West - 7.00 ft.;

THENCE North 60 deg. 25 min. 54 sec. East with the Northwest line of the 8 acre Manning tract and the Southeast line of the 5 acre Turner tract, a distance of 503.54 ft. to an axle (found) near a fence intersection for the apparent East corner of same, the North corner of the 8 acre Manning tract and being in the occupied Southwest line of a called 67 acre tract conveyed to Clem Alford et al in Volume 14, Page 49 of the Civil Minutes of the 77<sup>th</sup> District Court Records;

THENCE South 31 deg. 40 min. 05 sec. East generally with the occupied Northeast line of the 8 acre Manning tract and generally with the occupied Southwest line of the 67 acre Alford tract, a distance of 661.27 ft. to a 1/2" iron rod (set) at a fence corner for the occupied South corner of same, the occupied East corner of the 8 acre Manning tract and being in the occupied Northwest line of said 30 acre Manning tract;

THENCE North 57 deg. 18 min. 22 sec. East with the Northwest line of the 30 acre Manning tract and the Southeast line of the 67 acre Alford tract, a distance of 2,435.36 ft. to a 1/2" iron rod (set) which replaces a 60d nail (found) at a fence corner for the occupied East corner of same, the occupied North corner of the 30 acre Manning tract and being in the occupied Southwest line of a called 17.03 acre Tract 7 conveyed to the Estate of Athel Ivy in Volume 13, Page 53 of the Civil Minutes of the 87<sup>th</sup> District Court Records;

THENCE South 31 deg. 32 min. 35 sec. East generally with the occupied Northeast line of the 30 acre Manning tract and generally with the occupied Southwest line of the 17.03 acre Ivy tract, a distance of 439.99 ft. to a 1/2" iron rod (set) for the East corner of the 30 acre Manning tract, the apparent North corner of the residuc of a called 50 acre Jake Palmer and Willie Rauls Palmer tract described in Volume 223, Page 14 and being in the center of said County Road No. 271;

THENCE South 57 deg. 18 min. 25 sec. West with the apparent Southeast line of the 30 acre Manning tract, the apparent Northwest line of the 50 acre Palmer tract, near the Northwest line of a called 1.00 acre tract conveyed to Alice Mae Jarmon in Volume 718, Page 381 and with the Northwest line of a called 10 acre tract conveyed to Woodrow Manning in Volume 192, Page 292, at 2,124.42 ft. pass a t-bar (found) in the Southeast line of County Road No. 271. 0.80 ft. Southeast of line for the North corner of the 1.00 acre Jarmon tract, at 2,333.98 ft. pass a t-bar (found) at a fence corner in the Southeast line of County Road No. 271 for the West corner of the Jarmon tract and continue a total distance of 2,925.15 ft. to a 1/2" iron rod (set) at a fence corner for the occupied West corner of the 10 acre Manning tract, the South corner of the 30 acre Manning tract and being in the South line of said County Road No. 271;

THENCE North 32 deg. 18 min. 17 sec. West with the Southwest line of the 30 acre Manning tract, the Southwest line of said 8 acre Manning tract and with the Northeast line of County Road No. 271, a distance of 1,128.50 ft. to the place of beginning and containing 37.31 acres of land.