

2025-006

**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 3, 2014, executed by **JASON M. KORTZ AND ANGELA KORTZ, 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. 105215, Official Public Records of DeWitt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, 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, March 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the DeWitt County Courthouse at the place designated by the Commissioner's Court for such sales in DeWitt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 2015 Cavco Manufactured Home, Serial No. CAV150TX1411635AB.

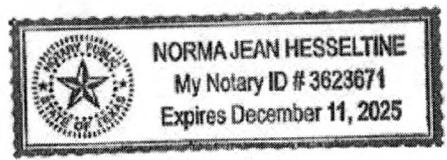
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 5 day of February, 2025.

*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  
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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 5 day of February, 2025, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

**Filed for Record**  
This, the 6<sup>th</sup> day of Feb. 2025  
at 9:30 o'clock A M  
Natalie Carson  
**NATALIE CARSON, COUNTY CLERK OF**  
DeWitt County, Texas  
*[Signature]*  
DEPUTY

**EXHIBIT "A"**

THE STATE OF TEXAS §  
THE COUNTY OF DeWITT §

BEING a 5.50 acre tract of land situated in the Charles Amisler Survey, Abstract 57, in DeWitt County, Texas, and being a portion of that called 47.29 acre tract, styled Tract No. 1, conveyed from Emilie Bethke to Imogene Bethke Kortz according to correction deed recorded in Volume 297, Page 80 of the Deed Records of DeWitt County, Texas, said 5.50 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at an existing 1/4 inch iron rod found in the northeast right-of-way line of South River Road (60' R.O.W.) marking the west corner of that called 6.00 acre tract, styled First Tract, conveyed to Henry Stall according to gift deed recorded in Volume 356, Page 414 of the Official Public Records of said County, the south corner of said 47.29 acre tract and the east corner of the herein described tract:

THENCE, North 30°08'27" West, Basis of Bearing, with the common line between said 47.29 acre tract and South River Road for a distance of 479.81 feet to a 5/8 inch iron rod with a blue plastic cap set to mark the west corner of the herein described tract;

THENCE, North 46°34'53" East, for a distance of 513.79 feet to a 5/8 inch iron rod with a blue plastic cap set to mark the north corner of the herein described tract;

THENCE, South 30°10'06" East, for a distance of 478.16 feet to a 5/8 inch iron rod with a blue plastic cap set in the common line between the aforementioned 47.29 acre tract and that called 47.29 acre tract, styled Tract No. 2, conveyed to Barbara Bethke Stall according to correction deed recorded in Volume 297, Page 80 of the Deed Records of said County, said rod marking the east corner of the herein described tract;

THENCE, South 46°24'33" West, with the common line between said 47.29 acre Kortz tract and said 47.29 acre Stall tract, at 20.72 feet pass an iron rod with a yellow cap marked "Urban Surveying" found marking the north corner of the aforementioned 6.00 acre tract, continuing for a total distance of 514.40 feet (S 46°24'33" W, 884.25 feet - deed call) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5.50 acre tract of land, more or less.

Bearings are based on Volume 297, Page 80 of the Deed Records of DeWitt County, Texas.

The legal description hereon, was prepared from a survey conducted on the ground in August, 2014 and research from public record information. I certify it is true and correct to the best of my knowledge. Reference is made to accompanying survey plat.

*Bethany Schoener*  
Bethany Schoener  
Homestead Survey Company  
Texas RPLS No. 6067

