

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 April 5, 2024, executed by **MARCO ANTONIO RIVAS AND GABRIELA BORREGO DE ANDA, A MARRIED COUPLE, AND JOSE DE JESUS DE ANDA GARCIA, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-002784, Official Public Records of Cadwell County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr. or Deanna Ray, 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, June 3, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Caldwell County Courthouse at the place designated by the Commissioner's Court for such sales in Caldwell 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 2014 Fleetwood Manufactured Home, Serial No. FLE240TX1332613A.

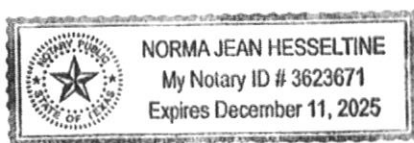
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 April, 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
Email: 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 25 day of April, 2025, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

Filed this 1st day of May 2025
8:41 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By *Reyna Mijares* Deputy
Reyna Mijares

EXHIBIT "A"

TRACT I:

Lot 3, Block No. 1, SCOTT'S ADDITION, a subdivision in Caldwell County, Texas, according to the map or plat thereof, recorded in Cabinet D, Slide 160, Plat Records, Caldwell County, Texas.

TRACT II:

BEING a 0.24 of an acre, more or less, shared access easement over and across Lot 4, Block No. 1, SCOTT'S ADDITION, a subdivision in Caldwell County, Texas, according to the map or plat thereof, recorded in Cabinet D, Slide 160, Plat Records, Caldwell County, Texas, as shown on map or plat thereof, recorded in Cabinet D, Slide 160, Plat Records, Caldwell County, Texas.