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 May 8, 2018, executed by **DAVID ANDREW RIVAS AND PERLA LUCERO RIVAS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 187981, Official Public Records of Atascosa County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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, December 1, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Atascosa County Courthouse at the place designated by the Commissioner's Court for such sales in Atascosa 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 2018 Cavco Manufactured Home, Serial No. CAV150TX1712776A.

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 14 day of October, 2026.

X Cassie Martin

K Mickits

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 14 day of October, 2026, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE
My Notary ID # 3623671
Expires December 11, 2029

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 3.000 acres of land, more or less, out of the Benito Lesando Survey No. 69-1/2, Abstract No. 1429, Atascosa County, Texas, and being a part of that certain 48.72 acre tract described as Tract I in Warranty Deed with Vendor's Lien recorded in Document No. 175181, Official Public Records of Atascosa County, Texas, said 3.000 acres being more particularly described by metes and bounds as follows:

COMENCING at a 1/2 inch iron rod found on the northeast Right-of-Way line of CR 349, same being the West corner of the Rafiel G. Rivas 1.00 acres (Document No. 175181) and the South corner of the Mary Louise Palomo, et al 1.00 acres (Volume 748, Page 467), same also being the **POINT OF COMMENCEMENT;**

THENCE along the northeast Right-of-Way line of said CR 349, South 44 degrees 59 minutes 25 seconds East (called South 44 degrees 59 minutes 38 seconds East), a distance of 208.32 feet to a 1/2 inch iron rod set for the southwest corner of this 3.000 acres, from which an erroneous 1/2 inch iron rod found bears South 44 degrees 07 minutes 18 seconds West, 2.57 feet, same being an entrant corner of said 48.72 acres, and the South corner of said Rivas 1.00 acres, same also being the **POINT OF BEGINNING;**

THENCE along the lines common to this 3.000 acres and said Rivas 1.00 acres the following courses and distances:

North 45 degrees 15 minutes 46 seconds East (called North 45 degrees 15 minutes 33 seconds East), a distance of 209.14 feet to a 1/2 inch iron rod set for an interior corner of this 3.000 acres, same being the East corner of the Rivas 1.00 acres;

North 44 degrees 56 minutes 07 seconds West (called North 44 degrees 56 minutes 20 seconds West), a distance of 208.32 feet to a 1/2 inch iron rod set for the West corner of this 3.000 acres, same being the North corner of the Rivas 1.00 acres, same being on the southwest line of said 48.72 acres at the East corner of said Palomo 1.00 acres;

THENCE departing the southwest line of, and severing said 48.72 acres, the following courses and distances:

North 45 degrees 15 minutes 46 seconds East, a distance of 349.04 feet to a 1/2 inch iron rod set for the North corner of this 3.000 acres;

South 44 degrees 44 minutes 14 seconds East, a distance of 312.48 feet to a 1/2 inch iron rod set for the East corner of this 3.000 acres;

South 45 degrees 15 minutes 46 seconds West, a distance of 557.00 feet to a 1/2 inch iron rod set for the South corner of this 3.000 acres, same being on the southwest line of said 48.72 acres, and on the northeast Right-of-Way line of said CR 349, from which a 2 inch metal fence post found at the South corner of said 48.72 acres bears South 44 degrees 59 minutes 25 seconds East (called South 44 degrees 59 minutes 38 seconds East), 797.60 feet;

THENCE along the northeast Right-of-Way line of said CR 349, North 44 degrees 59 minutes 25 seconds West (called North 44 degrees 59 minutes 38 seconds West), a distance of 104.17 feet to the **POINT OF BEGINNING**, and containing 3.000 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 24, 2018

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

FILED 11:32 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT 15 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY