

**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 10, 2022, executed by BILLY GLENN CUMMINGS AND MARY SYLVIA MORENO, 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. 2022-000554, Official Public Records of Caldwell County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselkine, whose address is listed below, 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, April 4, 2023, (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 2022 Palm Harbor Manufactured Home, Serial No. PHH330TX21-24805AB-RMD.

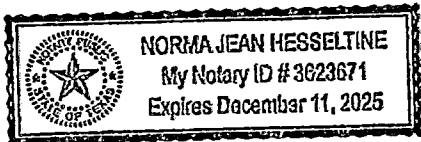
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 20 day of February, 2023.

*K. Littlefield*  
K. CLIFFORD LITTLEFIELD, Mortgage 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 20 day of February, 2023, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS  
Filed this 24<sup>th</sup> day of Feb 2023  
2:43 A.M.

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By *[Signature]* Deputy  
Yolanda Hernandez

EXHIBIT "A"

**Lot 4 of REBECCA'S CROSSING, an addition in Caldwell County, Texas, according to the map or plat thereof recorded in Plat Cabinet C, Slide 177, Plat Records of Caldwell County, Texas**

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heyman, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401