

**COPY**

**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 26, 2020, executed by **SARAH GUZMAN DELGADO A/K/A SARAH GUZMAN A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2020-323970, Official Public Records of Kleberg County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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 4, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Kleberg County Courthouse at the place designated by the Commissioner's Court for such sales in Kleberg 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 2020 Cavco Manufactured Home, Serial No. CAV150TX2014111AB.

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 15 day of April, 2024.

**FILED FOR RECORD**

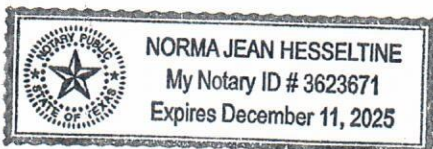
**2024 APR 17 PM 3:13**

SALVADOR "SONNY" BARRERA III  
COUNTY CLERK, KLEBERG COUNTY  
BY Nora Barrera  
THE STATE OF TEXAS §  
COUNTY OF NUECES §

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

**RECEIVED & POSTED**  
on 4.17.2024  
at 3:13pm  
Salvador "Sonny" Barrera III  
Kleberg County, Cle  
By: Nora Barrera  
Deputy

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of April, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltine  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Two (2), of Luera Subdivision No. 2, A Class B Subdivision in Kleberg County, Texas, as per plat of record in Vol. 2, Page 8, Class B Plat records, Kleberg County, Texas.

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