

2024-031

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.

FILED FOR RECORD
AT 11:21 O'CLOCK a M.

NOTICE OF SALE

APR 01 2024

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 29, 2022, executed by **ALBERTO ACEVES, JR. A/K/A ALBERTO ACEVES AND NOEMI ACEVES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-009246, Official Public Records of Navarro County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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, May 7, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Navarro County Courthouse at the place designated by the Commissioner's Court for such sales in Navarro 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 CMH Manufactured Home, Serial No. BL2008275TXAB.

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.

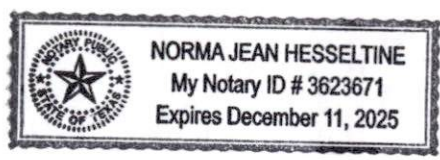
EXECUTED this 18 day of March, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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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 18 day of March, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a 2.00 acre tract or parcel of land situated in the Thomas Ross Survey, Abstract No. 672, Navarro County, Texas, and being part of that certain called 10.03 acre tract of land conveyed to Matias Rodriguez and Alberto Acevas, recorded in Document No. 2006-3113, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the centerline of County Road No. SW2340 for the South corner of said 10.03 acre tract, and the West corner of that certain called 10.12 acre tract of land conveyed to Evangelina Saavedra, recorded in Document No. 2007-9207, Official Public Records of Navarro County, Texas;

THENCE North 57 Degrees 01 Minutes 40 Seconds West, along the centerline of County Road No. SW2340 and with the Southwest line of said 10.03 acre tract, a distance of 138.30 feet to a 1/2" iron rod set (ROCKIN B) for the West corner of this tract, from which, a 1/2" iron rod found bears, North 57 Degrees 01 Minutes 40 Seconds West, a distance of 450.53 feet;

THENCE North 51 Degrees 15 Minutes 44 Seconds East, over and across said 10.03 acre tract, a distance of 685.17 feet to a 1/2" iron rod set (ROCKIN B) for the North corner of this tract;

THENCE South 38 Degrees 44 Minutes 16 Seconds East, over and across said 10.03 acre tract, a distance of 131.31 feet to a 1/2" iron rod set in the Southeast line of said 10.03 acre tract and in the Northwest line of said 10.12 acre tract, from which, a 1/2" iron rod found (1593) for the East corner of said 10.03 acre tract bears, North 51 Degrees 15 Minutes 44 Seconds East, a distance of 608.18 feet;

THENCE South 51 Degrees 15 Minutes 44 Seconds West, along a fence, with the Southeast line of said 10.03 acre tract, and with the Northwest line of said 10.12 acre tract, a distance of 641.77 feet to the POINT OF BEGINNING and CONTAINING 2.00 acres of land.