

#14

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, 2025, executed by **POLITA LEYVA JIMENEZ A/K/A POLITA LEYVA, A SINGLE PERSON, AND HECTOR LEON LEYVA AND PERLA JASMIN VILLA TELLES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2025-02586, Official Public Records of Gaines County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, 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 5, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Gaines County Courthouse at the place designated by the Commissioner's Court for such sales in Gaines 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 2023 Champion Manufactured Home, Serial No. 135000HA000466AB.

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 17 day of March, 2026.

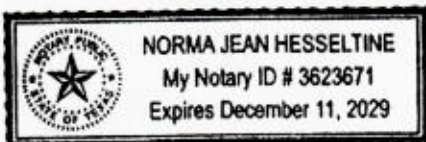
Noted by [Signature]
3-19-26

K. C. L. F.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
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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 17 day of March, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

FILED
3/19/2026 8:20 A. m
Terri Berry, County Clerk
Gaines County, Texas
BY *[Signature]*
Deputy

EXHIBIT "A"

Being a 1.93 acre tract out of the North part of that certain 12.93 acre tract of land described in Instrument No. 2013-3743, Official Public Records, Gaines County, Texas, being located in the South part of Section 304, Block G, C.C.S.D. & R.G.N.G. R.R. Co. Survey, Gaines County, Texas, said 1.93 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap marked "R.P.L.S 4983" found for the Northeast corner of said 12.93 acre tract, and for the Northeast corner of this tract, from which a 1" shaft found for the Southwest corner of said Section 304 bears N. 85°04'10" W, 528.9 feet and S 02°15'05" W, 1100.0 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances and area are surface);

THENCE S 01°08'40" E, along the East line of said 12.93 acre tract, a distance of 295.37 feet to a 1/2" iron rod with cap marked "Newton Surveying" set for the Southeast corner of this tract;

THENCE S. 89°39'27" W, at 20.0 feet pass the west line of a 20 feet wide access easement, in all 281.93 feet to 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the East line of that certain 2.00 acre tract described in Instrument No. 2022-02215, Official Public Records, Gaines County, Texas, for the Southwest corner of this tract;

THENCE N 02°15'05" E, along the East line of said 2.00 acre tract, a distance of 320.00 feet to a "+" found in concrete in the North line of said 12.93 acre tract, for the Northeast corner of said 2.00 acre tract, and for the Northwest corner of this tract;

THENCE S. 85°04'10" E, along the North line of said 12.93 acre tract, at a distance of 244.64 feet pass the Northwest corner of said 20 feet wide access easement, in all 264.45 feet to the **PLACE OF BEGINNING**.