

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 November 9, 2021, executed by **MARK ANTHONY WAGNER AND TRISHA MONIQUE GARZA, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 100752, Official Public Records of Zavala County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Calvin Speer, Wendy Speer, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Bertha Cardenas, Berthaliz Cardenas or Mary C. LaFond, 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, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Zavala County Courthouse at the place designated by the Commissioner's Court for such sales in Zavala County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 Southern Energy Manufactured Home, Serial No. SFW022522TXAB.

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.

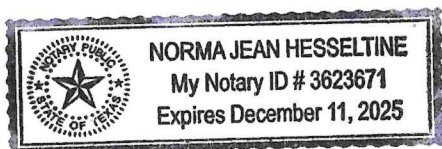
EXECUTED this 2nd day of June, 2025.

POSTED
This 3rd day of June, 25
At 2:39 o'clock, P M
MICHELLE B. URRABAZO
County Clerk, Zavala County, Texas
By A. Iocera

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 2nd day of June, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

FIELD NOTES prepared for Mr. Lauro Aguirre, P. O. Box 391, Batesville, Texas 78829.

2.00 acre of land in Zavala County, Texas, in the Community of Batesville and on a northwest side of the Old Loma Vista Road and being wholly within the John M. Allen Survey No. 56 Abstract No. 5 and also within Share No. 2 of the Comanche Ditch Farm according to Vol. CC-1, page 621 Deed Records and being a portion of that same certain tract of land conveyed in Deed dated January 28, 1935, Recorded in Vol. 38, page 168 Zavala County Deed Records, (The Bearings Indicated Herein and specifically applied to the first course following the Place Of Beginning, are from the True Meridian as determined from observations of Polaris made at a 60d nail set at Texas Plane Coordinate of North 254,424.33' and East 1,732,137.97' of the South Central Zone, having a Longitude of 99° 50' 03.1" W and a Latitude of 28° 31' 49.6" N, in the Northeast right-of-way of Texas F.M. Road No. 1407 at a place lying South 154,186.05 Feet and East 68,435.76 Feet from the Place Of Beginning), the subject 2.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron sucker-rod-stake-set at fence on a Northwest side of the Old Loma Vista Road at a place situated S 31° 20' 29" W, 3,733.50' from the North corner of the John M. Allen Survey No. 56, Abstract No. 5 and S 56° 37' 29" E, 669.38' from the West corner of Share No. 2 of the Comanche Ditch Irrigation Farm;

THENCE S 16° 40' 06" W, generally with fence and on a Northwest side of the Old Loma Vista Road and about 1' Northwest of an apparent Southwestern Bell Telephone Co. buried telephone line, a distance of 263.04' to a 3/4" iron sucker-rod stake set at old fence corner for the Southeast corner of this 2.00 acre tract;

THENCE S 65° 10' 31" W, in part with fence, 185.30' to a 3/4" iron sucker-rod-stake set for the South corner of this tract at existing fence corner post;

THENCE N 24° 24' 52" W, generally along fence, at 345.21' pass a fence corner and a fence to the Left, a total distance of 385.18' to a 3/4" iron sucker-rod-stake set for the Northwest corner of this 2.00 acre tract;

THENCE S 87° 01' 21" E, at 1.4' pass fence, a distance of 403.38' to The Place of The BEGINNING and containing 2.00 acres of land; more or less.