

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 July 12, 2023, executed by ISMAL VARELA AND HENRY VARELA, JR., BOTH UNMARRIED, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 145235, Official Public Records of DeWitt County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltnine, whose address is listed below, or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, 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 7, 2026, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the DeWitt County Courthouse at the place designated by the Commissioner's Court for such sales in DeWitt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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. BL2008569TXAB.

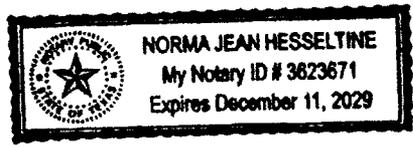
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 11 day of February, 2026.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 11 day of February, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Filed for Record
This, the 19th day of February 20 26
at 10:10 o'clock A M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
[Signature]
DEPUTY

EXHIBIT "A"

A tract or parcel of land situated in the corporate limits of THE CITY OF CUERO, DeWitt County, Texas, and being part of the J. A. V. y GONZALEZ LEAGUE, Abstract no. 47, and more fully described in Deed dated May 22, 1968, from the Estate of Carl N. Nagel, Deceased, to Henry Varela, recorded in Volume 177, Page 160, Deed Records, DeWitt County, Texas, and subsequently conveyed to Ismael Varela by Henry Varela, Sr., in Deed dated April 13, 2000, recorded in Volume 72, Page 598, Official Public Records, DeWitt County, Texas, and on Exhibit "A" attached hereto and made a part hereof.

All that certain tract or parcel of land generally known as 103 Newman Street, Cuero, DeWitt County, Texas, and being more particularly described as being situated in the City of Cuero in DeWitt County, Texas, part of the J.A.V. y Gonzalez League, being part of that tract which is marked, known and designated on the established map or plat of the City of Cuero, Texas as the H. Buschick 2-2/10 acre tract, the tract herein conveyed having as its northwest boundary the southeast boundary of South Line (now called "Newman Street") street and having as its northeast boundary the southwest boundary of that tract of land conveyed by Ernest R. Nagel et ux to Morris A. Hanke, Jr. by deed dated September 4, 1951 or record in Vol. 131, Page 354 of the Deed Records of DeWitt County, Texas, and having as its southwest boundary the northeast boundary of that tract of land described in a deed from Virginia Dreyer Fatters et al to Mrs. Irene Dreyer, a widow of Dave Dreyer, of record in Vol. 170, Page 441-2 referred to for more certainty of description of the tract being herein conveyed, same fronting 119.5 feet on South Line Street (now called "Newman Street") and running back between parallel lines 130 feet to the northwest boundary of that tract of land described in deed from Carl R. Nagel, Jr. to R.A. Nagel of record in Vol. 142, Page 536 of the Deed Records of DeWitt County, Texas, this latter tract being also described in deed to Edward Perez et ux of record in Vol. 170, Page 313, of said Deed Records; this tract being the same tract conveyed to Henry Varela by deed dated May 22, 1967 from Alfred H. Marquis, Executor of the Estate of Carl R. Nagel, of record in Vol. 177, Page 160, Deed Records of DeWitt County, Texas.