

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
ROCKWALL COUNTY TEXAS
25 FEB -6 AM 9:10

NOTICE OF SALE

JENNIFER HOGG
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Land and Manufactured Home Deed of Trust dated November 30, 2006, executed by **BOBBY J. COLLARD**, ("Mortgagor") to James Robichaux, Trustee, for the benefit of The CIT Group/Sales Financing, Inc. filed for record under Instrument No. 2006-00368079, Official Public Records of Rockwall County, Texas; said Deed of Trust being assigned to **21ST MORTGAGE CORPORATION** ("Mortgagee") by that certain Assignment of Deed of Trust dated January 23, 2025, filed for record under Instrument No. 20250000001494, Official Public Records of Rockwall County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Jim O'Bryant, 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, March 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Rockwall County Courthouse at the place designated by the Commissioner's Court for such sales in Rockwall 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 1999 Redman Manufactured Home, Serial No. 12328910AB.

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.

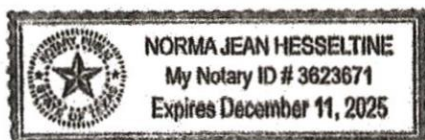
EXECUTED this 5 day of February, 2025.

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 5 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 17 of Crowell's Hidden Valley Estates, a subdivision in Collin and Rockwall Counties, according to the Plat thereof recorded in Volume B, Page 347, Map Records of Collin County, Texas and Cabinet A, Slide 352, Map Records of Rockwall County, Texas.