

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 15, 2021, executed by **CHESLEY KANE SULLIVAN, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 20212453, Official Public Records of Robertson County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselting, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Robertson County Courthouse at the place designated by the Commissioner's Court for such sales in Robertson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2021 Jessup Manufactured Home, Serial No. JHW03066TX21.

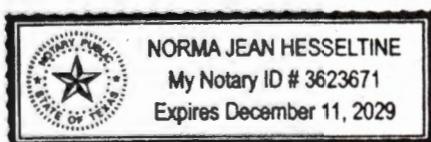
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 13 day of January, 2026.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 13 day of January, 2026, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 14 day of January, 2026, at 3:45 am/pm.

Filed for Record in:
Robertson County
On: Jan 14, 2026 at 03:45P
By: Lucy Fechner

EXHIBIT "A"

A 2.00 ACRE PART OUT OF THE RESIDUE OF THAT CERTAIN 33.397 ACRE TRACT GRANTED TO CONNIE ANITA BURNS IN DEED RECORDED IN VOLUME 1233, PAGE 159, OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, AND BEING OUT OF THE GRANDE ELEVEN LEAGUES GRANT, ABSTRACT NUMBER 32, ROBERTSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR WITH CAP (#6349) SET AT THE BASE OF A 6" WOODEN FENCE POST AT THE NORTH CORNER OF SAID 33.397 ACRE TRACT, BEING THE COMMON CORNER OF OCCUPATION BETWEEN SAID 33.397 ACRE TRACT AND A 54.87 ACRE TRACT GRANTED TO RAMOND D. & EVELYN MULLINS IN DEED RECORDED IN VOLUME 253, PAGE 271, OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE S 59°06'33" W ALONG THE NORTH LINE OF SAID 33.397 ACRE TRACT AND THE WESTERLY SOUTH LINE OF SAID 54.87 ACRE TRACT A DISTANCE OF 196.10 FEET TO A REBAR WITH CAP (#2003) FOUND AT THE NORTHEAST CORNER OF A 10.09 ACRE TRACT GRANTED TO JESSE KEATON BURNS AND KADIE ELAINE BURNS IN DEED RECORDED IN VOLUME 1380, PAGE 472, OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE S 11°16'43" E (CALLED TO BE S 08°57'37" E IN SAID 10.09 ACRE TRACT) ALONG THE EAST LINE OF SAID 10.09 ACRE TRACT A DISTANCE OF 550.97 FEET TO A 1/2 INCH REBAR AT THE SOUTHEAST CORNER OF SAID 10.09 ACRE TRACT;

THENCE S 80°47'4" E ACROSS AND THROUGH SAID 33.397 ACRE TRACT A DISTANCE OF 250.11 FEET TO A 5/8 INCH REBAR W/ CAP (#6349) SET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 87°45'55" E A DISTANCE OF 346.78 FEET TO A 5/8 INCH REBAR WITH CAP SET ON THE APPARENT NORTHWESTERLY RIGHT-OF-WAY OF GOURD NECK LOOP, AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTHERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:
S 02°44'39" W - 143.85, S 10°26'55" W - 31.42, S 17°47'06" W - 42.81', AND S 20°19'42" W - 51.29 FEET TO A 5/8 INCH REBAR WITH CAP SET ON SAID NORTHWESTERLY RIGHT-OF-WAY, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, N 87°45'24" W ACROSS AND THROUGH SAID 33.397 ACRE TRACT A DISTANCE OF 292.51 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 02°19'14" W A DISTANCE OF 265.73 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT WIDE ACCESS EASEMENT SERVING A 10.09 ACRE TRACT, SAID EASEMENT DESCRIBED IN A DEED RECORDED IN VOLUME 1380, PAGE 472, OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS PROPERTY DESCRIPTION IS DERIVED FROM A SURVEY OF A 2.00 ACRE TRACT CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT MAY 19, 2021 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS GIVEN HEREIN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD83, CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION, AND ALL DISTANCES ARE US SURVEY FEET.



CONTACT INFORMATION:
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