

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 March 12, 2022, executed by **STEPHEN DOUGLAS FURMAN AND KARYN QUINN FURMAN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 222818, Official Public Records of Atascosa County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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, November 5, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Atascosa County Courthouse at the place designated by the Commissioner's Court for such sales in Atascosa 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 2000 Fleetwood Manufactured Home, Serial No. TXFLY12AB37554AV12.

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.

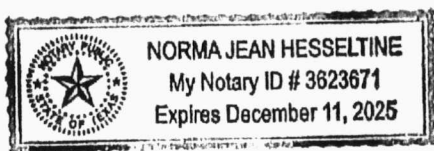
EXECUTED this 9 day of October, 2024.



K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 9 day of October, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a part of Original Lot 213 in the City (formerly town) of Pleasanton, Atascosa County, Texas, and the part here conveyed being more particularly described as being: A strip of land 75 feet by 208 feet, described by metes and bounds, as follows, to wit:

BEGINNING at a point 150 feet South of the North West corner of said Lot 213;

THENCE East 75 feet for the NE corner of this tract of land;

THENCE South 208 feet for the SE corner of this tract of land;

THENCE West 75 feet to a point in the West boundary line of said Lot 213 for the SW corner of this tract of land;

THENCE North 208 feet to the place of beginning.

And being the same property described in a Deed dated June 5, 1978 executed by Usdelia H. Mendez to Manuel C. Zamora and wife, Anita L. Zamora, recorded at Vol. 483, Page 183 of the Deed Records of Atascosa County, Texas.

FILED FOR RECORD

2024 OCT 10 PM 1:34

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Alba DEPUTY