

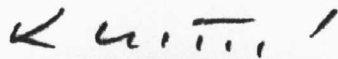
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 23, 2022, executed by VERONICA QUINONES HERNANDEZ, A SINGLE PERSON, AND WILLIAM FREDERICK REBAR, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 227782, 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, December 3, 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 2022 CMH Manufactured Home, Serial No. BEL018395TXAB.

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.

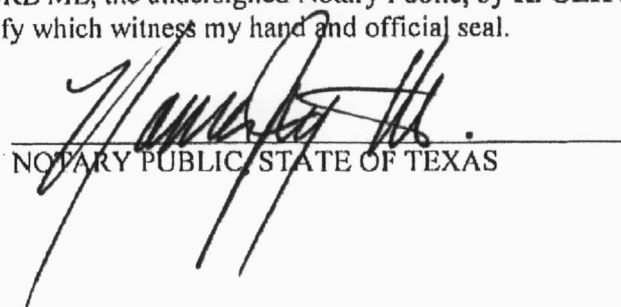
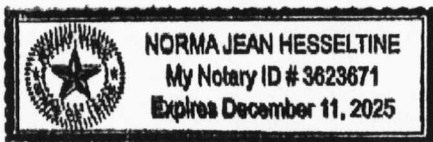
EXECUTED this 4 day of October, 2024.



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 4 day of October, 2024, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

1.0365 Acre of Land Tract "B" of Tract 70, Royal Oaks, situated in Atascosa County, Texas, according to Plat recorded in Volume 34, Page 50, Atascosa County Plat and Deed records.

BEING 1.0365 acre of land out of Tract 70, Royal Oaks Subdivision, situated in Atascosa County, Texas and recorded in Volume 34 Page 50, Atascosa County Plat and Deed Records, said 1.0365 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 " iron rod found on the north right of way line of Royal Oaks Drive for the point of curvature of a curve at the west right of way line of Fourth Street;

THENCE South 89 deg. 46 min 06 sec. West, along the north right of way line of Royal Oaks Drive and the south boundary line of the above mentioned Tract 70, 200.00' to a 1/2" iron rod set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing along said right of way line of Royal Oaks Drive, South 89 deg. 46 min 06 sec. West, 215.00' to a 1/2" iron rod found for the southeast corner of Tract 61 and the southwest corner of Tract 70 and the southwest corner of the herein described tract and lying on the west boundary line of said Tract 70;

THENCE leaving said right of way line of Royal Oaks Drive, North 00 deg. 13 min. 54 sec West, along said west boundary line, 210.00' to a 1/2" iron rod found on the common corner of Tract 61, Tract 60, Tract 71 and Tract 70, and lying on the north boundary line of said Tract 70, for the northwest corner of the herein described tract;

THENCE North 89 deg 46 min. 06 sec. East, along said north boundary line of Tract 70, 215.00' to a 1/2" iron rod set for the northeast corner of the herein described tract;

THENCE leaving said north boundary line of Tract 70, South 00 deg. 13 min 54 sec. East, 210.00' to the POINT OF BEGINNING and containing 1.0365 acre of land more or less.

FILED FOR RECORD

2024 OCT 15 PM 2:19

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Abon DEPUTY