

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 January 28, 2023, executed by **JOE DAVID GAMEZ AND KARLA KARYME GARCIA, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202300000440, Official Public Records of Karnes County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Garron Dean, Deanna Ray, 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, June 3, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Karnes County Courthouse at the place designated by the Commissioner's Court for such sales in Karnes 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 2022 CMH Manufactured Home, Serial No. CBH036545TX.

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 24 day of April, 2025.  
**FILED**

At 2:38 o'clock PM

**MAY 01 2025**

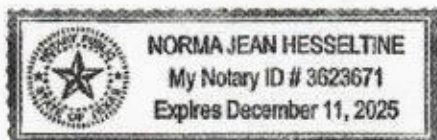
CAROL SWIZE, COUNTY CLERK  
KARNES COUNTY, TEXAS

*May E. Rice* Deputy

THE STATE OF TEXAS §  
COUNTY OF NUECES §

*K. LITTLE*  
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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 24 day of April, 2025, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT "A"



### 3.822 ACRES - TRACT II

**LEGAL DESCRIPTION:** Being 3.822 acres of land (Tract II) out of the Carlos Martinez Grant, Abstract No. 6 in Karnes County, Texas and also being a portion of that certain 40 acre tract described in Volume 992, Page 496 of the Official Public Records of Karnes County, Texas; Said 3.822 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in May, 2017:

**BEGINNING** at a 5/8 inch iron rod found in the north line of Farm to Market Highway No. 1145 for the southwest corner of a record 30 foot Roadway, the southeast corner of said 40 acre tract and the southeast corner hereof;

**THENCE** South 89°35'28" West a distance of 608.64 feet along the common line of Farm to Market Highway No. 1145 and said 40 acre tract to a 60d nail found for the southeast corner of that certain 1.0 acre tract described in Volume 537, Page 691 of said Official Public Records and the southwest corner hereof;

**THENCE** North 00°35'25" West a distance of 210.00 feet over and across said 40 acre tract and along the common lines of said 1.0 acre tract to a wood fence corner post found for the northeast corner of said 1.0 acre tract, an east corner of that certain 22.956 acre tract (Tract I) surveyed this same day and being a portion of said 40 acre tract and for a west corner hereof;


**THENCE** North 70°03'55" East a distance of 13.60 feet over and across said 40 acre tract along a southeast line of said 22.956 acre tract to a 1/2 inch iron rod found for the southwest corner of that certain 11.131 acre tract described in Volume 1203, Page 805 of said Official Public Records, an east corner of said 22.956 acre tract and for a west corner hereof;

**THENCE** North 66°55'28" East a distance of 466.71 feet over and across said 40 acre tract and along the south line of said 11.131 acre tract to a 1/2 inch iron rod found in the southwest line of that certain 12.50 acre tract described in Volume 1099, Page 866 of said Official Public Records and the east line of said 40 acre tract for the southeast corner of said 11.131 acre tract and the north corner hereof;

**THENCE** South 23°12'47" East a distance of 427.85 feet along the southwest line of said 12.50 acre tract, the southwest line of said record 30 foot Roadway and the east line of said 40 acre tract to the **POINT OF BEGINNING** containing 3.822 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;

  
Sherman L. Posey, R.P.L.S.  
Job# 17-0390.

May 4, 2017

P.O. Box 519 • 1004 C Street  
Floresville, TX 78114  
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