

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 November 18, 2024, executed by **JANET DIONNE HAYES AND RICHARD LANCE HAYES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202400003303, Official Public Records of Karnes County, Texas, Mortgagee appoints K. Clifford Littlefield 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, March 3, 2026**, (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 1998 Palm Harbor Manufactured Home, Serial No. MP155768AB.

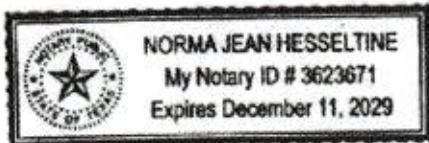
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 21st day of January, 2026.

**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 1 day of January, 2026, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS **FILED**

At 3:51 o'clock  M

JAN 29 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS
Jamie Leal Deputy

EXHIBIT "A"

Being 1.00 acres of land out of the Carlos Martinez 15 League Grant, Abstract No. 6, City of Kenedy, Karnes County, Texas, being a part or portion of Lot 4 and Lot 5 of the Warren G. Johnson Subdivision as shown on plat of record in Cabinet "A", Page 111, Plat Records of Karnes County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{4}$ inch rebar with a "Pollok & Sons" cap on the southerly right-of-way line of State Highway No. 72 for the northeasterly corner of this tract being North 88° 54' 04" West, distance of 40.31 feet and South 85° 34' 54" West, distance of 163.92 feet; from a found $\frac{1}{4}$ inch rebar with a "Pollok & Sons" cap for the northeasterly corner of the Ricardo Vasquez land described in Volume 653, Page 190, Karnes County Official Records;

THENCE South 05° 03' 46" East, into the Vasquez land, distance of 268.46 feet to a pipe corner post for the southeasterly corner of this tract;

THENCE North 88° 34' 36" West, with the southerly line of this tract, distance of 170.56 feet to a set $\frac{1}{4}$ inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract;

THENCE North 04° 13' 19" West, with the westerly line of this tract, distance of 251.07 feet to a set $\frac{1}{4}$ inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract on the southerly right-of-way line of State Highway No. 72;

THENCE North 85° 34' 34" East, with said State Highway No. 72 right-of-way line, distance of 165.79 feet to the POINT OF BEGINNING containing 1.00 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on NAD83.