

**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 September 30, 2022, executed by **ERICA RAQUEL SANCHEZ JUAREZ AND MARCO ANTONIO JUAREZ, JR., 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. 4861, Official Public Records of Colorado County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Megan Randle, Robert Randle or Ebbie Murphy, 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, April 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Colorado County Courthouse at the place designated by the Commissioner's Court for such sales in Colorado County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 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 2023 Champion Manufactured Home, Serial No. 025000HA002683AB.

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.

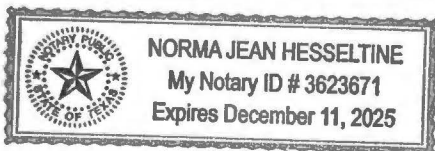
FILED FOR RECORD  
COLORADO COUNTY, TX  
2024 FEB 20 PM 1:31  
KIMBERLY MENKE  
COUNTY CLERK

EXECUTED this 19 day of February, 2024.

*K. Littlefield*  
\_\_\_\_\_  
**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](mailto: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 19 day of February, 2024, to certify which witness my hand and official seal.



*Norma Jean Hesseltine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**ARBUCKLE SURVEYING, LLC**

2004 N. Wharton St. - Physical  
P.O. Box 511 - Mailing  
El Campo, TX 77437

(979) 543-7974 - Office  
(979) 543-7974 - Cell  
Firm Registration No. 10193819

STATE OF TEXAS ,

COUNTY OF COLORADO

10.10 ACRES

Field Note Description of a 10.10 acre tract of land situated in the George Singleton Survey, (G.H. & H. R.R. Co. Survey No. 28), Abstract No. 674 in Colorado County, Texas, being a part or portion of a called 155.45 acre tract of land conveyed to Hawthorne Ventures, LP., in Volume 850, Page 114 in Official Records of Colorado County, Texas.

**BEGINNING** at a 5/8" Iron Rod set in the Northwest line of Farm-to-Market Highway No. 3013 (120' Wide - TxDOT - Volume 303, Page 199 D.R.), same being in the Southeast line of said 155.45 acre tract, and for the East corner of this herein described tract, from which, a 5/8" Iron Rod called and found for the East corner of said 155.45 acre tract bears: N 42°31'20" E - a distance of 1,080.11 feet;

**THENCE:** S 42°31'20" W - along and with the Northwest line of Farm-to-Market Highway No. 3013, same being the Southeast line of said 155.45 acre tract, a distance of 525.78 feet to a 5/8" Iron Rod set for the South corner of this herein described tract;

**THENCE:** N 39°38'12" W - across said 155.45 acre tract, a distance of 1,104.11 feet to a 5/8" Iron Rod set for the West corner of this herein described tract;

**THENCE:** N 79°22'07" E - across said 155.45 acre tract, a distance of 468.72 feet to a 5/8" Iron Rod set for the North corner of this herein described tract;

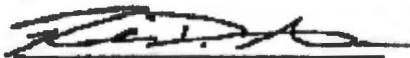
**THENCE:** S 47°28'55" E - across and covering said 155.45 acre tract, a distance of 812.71 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 10.10 Acres, more or less.

**Notes:**

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, and North American Datum of 1983/2011. Distances shown hereon are surface values, to derive grid distances, multiply by a combined scale factor of 0.999870491.

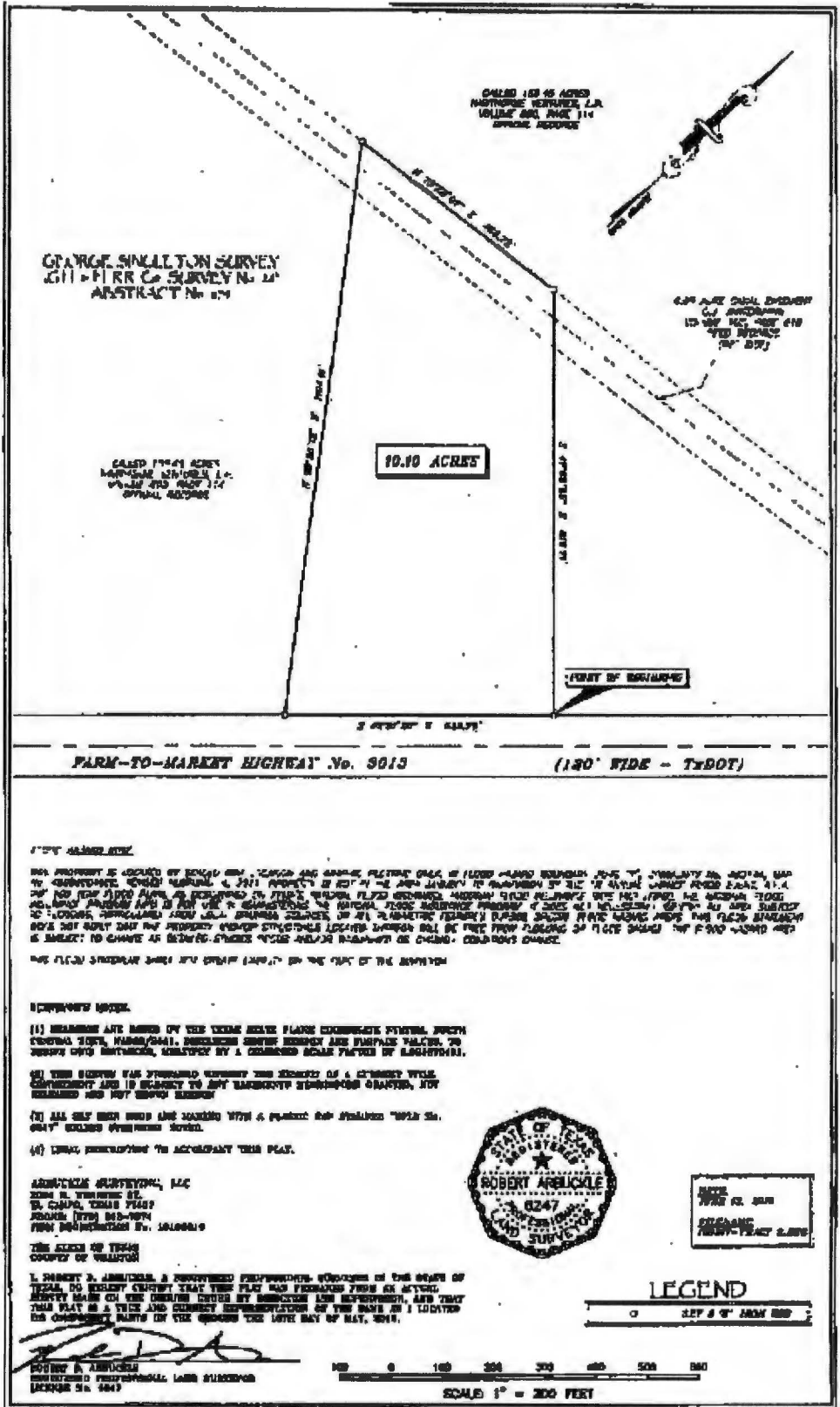
*This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Colorado County Clerk, the Colorado County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on May 16, 2019.*



**ROBERT D. ARBUCKLE**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6247  
JUNE 13, 2019



Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401



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