

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 July 28, 2022, executed by **JUAN RAMIREZ, JR. AND SANDRA SANCHEZ RAMIREZ, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-2022008282, Official Public Records of Medina County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington, 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, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Medina County Courthouse at the place designated by the Commissioner's Court for such sales in Medina County, Texas, (the area on the east side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, or as designated by the County Commissioner's Office), the sale to begin at 1:00 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. CSS026170TXAB.

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.

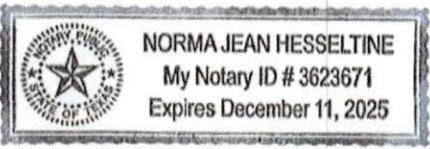
EXECUTED this 14 day of May, 2025.

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@umhllaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14 day of May, 2025, to certify which witness my hand and official seal.



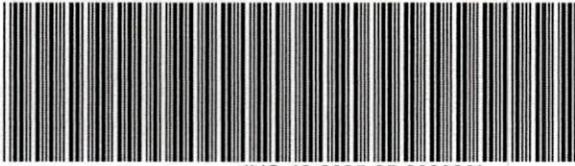
Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 102, ALAMO ACRES SUBDIVISION, PHASE THREE, Medina County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Slide 1005 of the Plat Records of Medina County, Texas.

TOGETHER WITH a private easement for the right of ingress and egress for pedestrian and vehicular traffic, in, on, under and across all private roads located with Alamo Acres Subdivision, Phase One, Medina County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Slide 947 of the Plat Records of Medina County, Texas, Alamo Acres Subdivision, Phase Two, Medina County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Slide 990 of the Plat Records of Medina County, Texas and Alamo Acres Subdivision, Phase Three, Medina County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Slide 1005 of the Plat Records of Medina County, Texas, as created and granted by that certain Private Road Access Easement For Alamo Acres Subdivision Phase Three recorded under County Clerk's File No. 2022006591 of the Official Records of Medina County, Texas.



VG-42-2025-25-000090

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000090

Foreclosure Posting

Recorded On: May 15, 2025 01:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000090
Receipt Number: 20250515000033
Recorded Date/Time: May 15, 2025 01:16 PM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

MARTHA ROSSINGTON



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX