

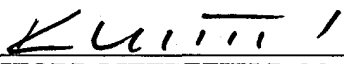
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 13, 2023, executed by **YANEL ABIGAIL DE LA CRUZ, A SINGLE PERSON, AND ALEJANDRO DE LA CRUZ, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-2023009207, Official Public Records of Medina County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, 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, September 3, 2024**, (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 2023 Jessup Manufactured Home, Serial No. JH2W0494TX23AB.

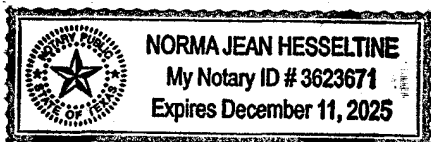
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 23 day of July, 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 23 day of July, 2024, to certify which witness my hand and official seal.



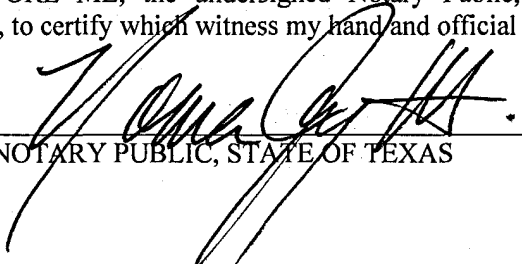

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a 1.602-acre tract lying in the Robert Atkinson Survey No. 5, Abstract No. 3, being part of Tract 20 of COUNTRYWIDE ESTATES, an unrecorded subdivision in Medina County, Texas, and being out of the same 4.761 acres described in a Warranty Deed as recorded in Volume 189, Page 572, Official Public Records, Medina County, Texas, said 1.602 acres being more particularly described as follows:

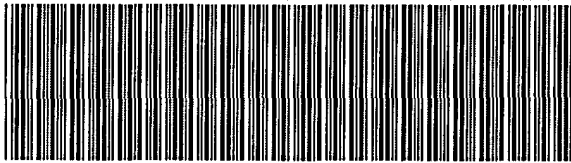
BEGINNING at a 5/8" iron rod found on the North Right-of-Way line of County Road 6718, at the southwest corner of Tract 19, Block 1 of the Countryside Estates unrecorded subdivision, for the southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE North 67° 07'43" West, with the North Right-of-Way line of County Road 6718, a distance of 126.71 feet to a 1/2" iron rod with cap "RPLS 6500" set on the North Right-of-Way line of said County Road 6718, at the southeast corner of TRACT 2 (surveyed this same date), for the southwest corner of this herein described tract;

THENCE North 13° 50' 03" East, departing the North Right-of-Way line of said County Road 6718 and severing said 4.761 acres, a distance of 683.60 feet to a 1/2" iron rod with cap "RPLS 6500" set on the South line of Lot 15 of the Hickory Ridge Subdivision, as recorded in Volume 6, Page 24, Official Records, at the northeast corner of said TRACT 2, for the northwest corner of this herein described tract;

THENCE South 71° 19' 01" East, with the South line of said Lot 15, a distance of 78.31 feet to a 1/2" iron rod with cap "RPLS 6500" set on the South line of said Lot 15, at the northwest corner of said Tract 19, for the northeast corner of this herein described tract;

THENCE South 09° 58' 03" West, with the West line of said Tract 19, a distance of 698.47 feet to the POINT OF BEGINNING and containing 1.602 acres of land, more or less.



VG-42-2024-24-000091

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000091

Foreclosure Posting

Recorded On: July 26, 2024 03:09 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

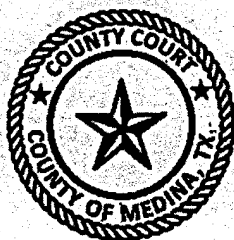
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000091
Receipt Number: 20240726000028
Recorded Date/Time: July 26, 2024 03:09 PM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

UPTON MICKITS & HEYMANN LLP



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