

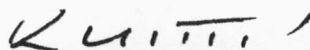
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

### NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 16 2011, executed by **JESUS CANTU AND MARIA CANTU, 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. 120285, Official Public Records of Atascosa County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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, May 6, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Atascosa County Courthouse at the place designated by the Commissioner's Court for such sales in Atascosa County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 2011 CMH Manufactured Home, Serial No. CLW031990TX.

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.

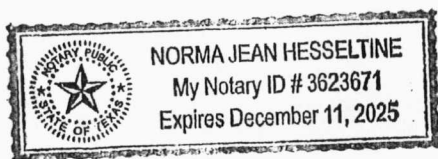
EXECUTED this 18 day of March, 2025.



**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 18 day of March, 2025, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING Two (2) acres, more or less, out of the V. Bluntzer Sur. No. 4, Abst. No. 1264, described by metes and bounds as follows:

BEGINNING at a point in the South bdry. line of the old Charlotte-Pearsall Road, the same being 150.7 feet from the city limits of the City of Charlotte, and being the N.W. corner of a 2 acre tract as described in a deed from H. T. Ahrens, et ux, to Rita Sotelo, dated October 23, 1951, of record in Vol. 228, at page 376, of the Deed Records of Atascosa County, Texas, here referred to.

THENCE S. 61 deg. W. 285 ft. with the south bdry. line of said road to a point in the same for the N.W. corner of this tract;

THENCE S. 28 deg. 48 min. E. 681.7 feet to a point, the S.W. corner of this tract;

THENCE N. 35 deg. 12 min. E. 149.3 feet to the S.W. corner of the said Sotelo 2 acre tract for the S.W. corner of this tract;

THENCE N. 28 deg. 48 min. W. along the West bdry. line of the said Sotelo tract to the Place of Beginning.

and being the same property described in Warranty Deed dated March 19, 1955, executed by H. T. Ahrens, et ux in favor of Marcos Ybarra, which Deed appears of record in Vol. 240, at page 402, et seq of the Deed Records of Atascosa County, Texas.

FILED FOR RECORD

2025 MAR 20 PM 2:21

THERESA CARRASCO  
ATASCOSA COUNTY CLERK

BY S. Abon DEPUTY