

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

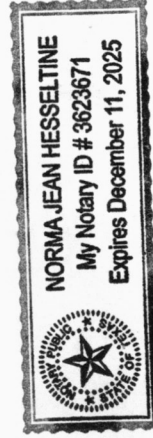
PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 13, 2021, executed by **OSCAR MORENO AND JENNIFER AMANDA PEREZ, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 20210002588, Official Public Records of Willacy County, Texas, Mortgagee appoints **K. Clifford Littlefield**, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Connie Cobb or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen, 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 Willacy County Courthouse at the place designated by the Commissioner's Court for such sales in Willacy County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), 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 Fleetwood Manufactured Home, Serial No. FLE240TX2147253AB.

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 7 day of April, 2025.

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 7 day of April, 2025, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

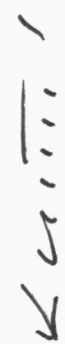

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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EXHIBIT "A"

The SURFACE ONLY of the following described property: The Northwest 5.0 acres out of Lot 5, Section 83, Gulf Coast Irrigation Co. Subdivision, Willacy County, Texas;

BEGINNING at the Northwest corner of said Lot 5, for the Northwest corner of this tract, said point being on the point of intersection of two County roads;

THENCE, along the centerline of a County road with the North line of said Lot 5, East a distance of 330 feet to a point for the Northeast corner of this tract;

THENCE, parallel with the West line of said Lot 5, South, a distance of 660.00 feet to a point for the Southeast corner of this tract;

THENCE, parallel with the North line of said Lot 5, West, a distance of 330.00 feet to a point on the West line of said Lot 5, for the Southwest corner of this tract;

THENCE, along the West line of said Lot 5, with the center line of a County road, North, a distance of 660.00 feet to the point of beginning; Containing 5.00 acres, plus or minus.

FILED e3:00 pm
COUNTY COURT

APR 08 2025

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: *Elizavete Rios* DEPUTY - Chief