

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 1, 2025, executed by **JULIO C. LOPEZ AND KARINA BARAJAS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 381101, Official Public Records of Coryell County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, 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, March 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Coryell County Courthouse at the place designated by the Commissioner's Court for such sales in Coryell 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 Cavco Manufactured Home, Serial No. CAV150TX2215772AB.

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 13 day of January, 2026.

AT 12:15 FILED
12:15 O'CLOCK P M

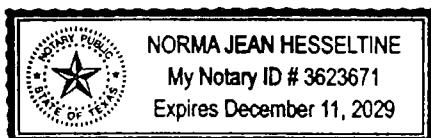
JAN 14 2026

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13 day of January, 2026, to certify which witness my hand and official seal.

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgage 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



J. Jennifer Newton
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A DESCRIPTION OF 5.008 ACRES, SITUATED IN THE JJ STUBBLEFIELD SURVEY, ABSTRACT NO. 911, IN CORYELL COUNTY, TEXAS, BEING OUT AND A PORTION OF THAT CERTAIN 15.00 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED AND RECORDED IN INSTRUMENT NO. 345524, OFFICIAL PUBLIC RECORDS CORYELL COUNTY, TEXAS, SAID 5.008 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron rod found for the northeast corner of said 15.00 acre tract, same being on the west line of Farm to Market Highway No. 1113, having a right-of-way width of 80 feet, as described in Texas Department of Transportation Right-of-Way Map Project No. S-119(1), same being the southeast corner of that certain 15.00 acre tract conveyed by Deed and recorded in Instrument No. 184360, Official Public Records Coryell County, Texas;

THENCE, South 20°26'28" East, coincident with the east line of said 15.00 acre tract and the west line of said F.M. 1113, a distance of 186.91 feet to an iron rod set with cap "HARP 6830", this point being the POINT OF BEGINNING, having grid coordinates in United States survey feet a part of the State Plane Coordinate System, Texas Central Zone 4203, North American Datum 1983, of N(Y) 10410637.572, E(X) 3032396.547, and for the easterly northeast corner of this herein described tract;

THENCE, South 20°26'28" East, coincident with the east line of said 15.00 acre tract and the west line of said F.M. 1113, a distance of 10.00 feet to an iron rod set with cap "HARP 6830", for the easterly southeast corner of this herein described tract, from which an iron rod set with cap "HARP 6830" at the beginning of a curve to the right, and for a corner of said 15.00 acre tract bears South 20°26'28" East, a distance of 37.41 feet, from which an iron rod found on said curve, and for the southeast corner of said 15.00 acre tract has a chord that bears South 08°35'08" West, a distance of 152.49 feet, having a radius of 1106.28 feet, a delta angle of 07°54'14", and an arc distance of 152.61 feet, said point being the easterly northeast corner of that certain 21.91 acre tract conveyed by Warranty Deed with Vendor's Lien and recorded in Instrument No. 372597, Official Public Records Coryell County, Texas;

THENCE, leaving said right-of-way and crossing over said 15.00 acre tract the following two (2) courses and distances;

- 1. South 70°03'12" West, a distance of 1163.73 feet to an iron rod set with cap "HARP 6830", for an inner ell corner of this herein described tract;**
- 2. South 20°52'33" East, a distance of 186.93 feet to an iron rod set with cap "HARP 6830" on the north line of said 21.91 acre tract, for the westerly southeast corner of this herein described tract;**

THENCE, coincident with the south line of said 15.00 acre tract and the easterly north line

and the westerly east line of said 21.91 acre tract, the following two (2) courses and distances;

1. South $70^{\circ}03'12''$ West, a distance of 538.08 feet an iron rod set with cap "HARP 6830" for an inner ell corner of said 21.91 acre tract, same being the southwest corner of said 15.00 acre tract, and for the southwest corner of this herein described tract;
2. North $20^{\circ}52'33''$ West, a distance of 383.86 feet an iron rod set with cap "HARP 6830" near a metal fence post for the northwest corner of said 15.00 acre tract, said point being the southwest corner of that certain 15.00 acre tract conveyed to Paul Albert Warren and Wanda Jo Warren by Deed and recorded in Instrument No. 184360, Official Public Records Coryell County, Texas, and for the northwest corner of this herein described tract, from which a railroad spike found at a fence corner for the westerly northeast corner of said 21.91 acre tract, and for the southeast corner of that certain 31.5 acre tract conveyed by Deed and recorded in Instrument No. 85954, Official Public Records Coryell County, Texas, bears, North $20^{\circ}43'35''$ West, a distance of 62.78 feet;

THENCE, North $70^{\circ}03'12''$ East, coincident with the south line of said Warren tract and north line of said 15.00 acre tract, a distance of 538.08 feet to an iron rod set with cap "HARP 6830" for the westerly northeast corner of this herein described tract;

THENCE, crossing over said 15.00 acre tract the following two (2) courses and distances;

1. South $20^{\circ}52'33''$ East, a distance of 186.93 feet to an iron rod set with cap "HARP 6830" for an inner ell corner of this herein described tract;
2. North $70^{\circ}03'12''$ East, a distance of 1163.81 feet to the POINT OF BEGINNING, containing 5.008 acres, more or less, within these metes and bounds.