

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 17, 2008, executed by **JUAN PERALTA AND DORA PERALTA, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2009000016, Official Public Records of Medina County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Cassie Martin, Terri Martin, Deborah Martin, Troy Martin, Alexis 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, December 2, 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 2009 Legacy Manufactured Home, Serial No. LH09TX3971AB.

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.

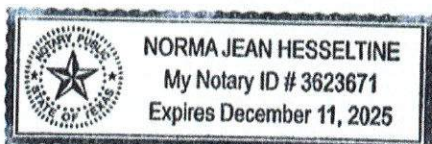
EXECUTED this 15 day of October, 2025.



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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of October, 2025, to certify which witness my hand and official seal.



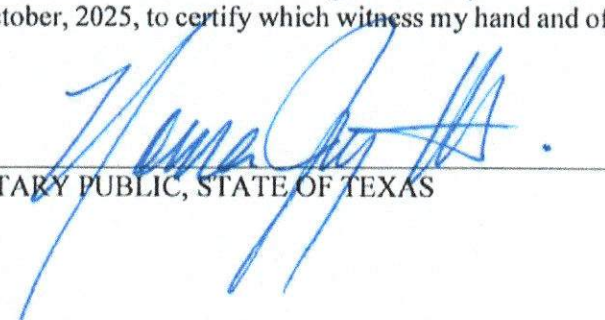

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

4.772 acres of land, more or less, being a part of John Hardin, Survey No. 35-1/2, and comprising a part of Lot 22A, Block 6, of the San Antonio Trust Subdivision of Lands in Medina County, Texas, according to plat of record in Vol. 2, Pages 1 and 2, Medina County Plat Records, and being all of a certain 5.00 acre tract or land, SAVE & EXCEPT a 0.228 acre tract of land, said 4.772 acres of land, more or less, being more fully described by notes and bounds as follows:

5.00 acres of land, more or less, being a part of John Hardin, Survey No. 35-1/2, and comprising a part of Lot 22A, Block 6, of the San Antonio Trust Subdivision of Lands in Medina County, Texas, according to plat of record in Vol. 2, Pages 1 and 2, Medina County Plat Records, and being more fully described by notes and bounds as follows:

BEGINNING at a point on the East line of the Pearson-Natalia Road, said point being South $0^{\circ}01'$ East 363.4 feet from the South line of Lot 20A, Block 6, and said point being the Southwest corner of the North 11.87 acres of Parcel 2, Lot 22A, Block 6;

THENCE East 1333.1 feet to a stake in the center line of Fort Wall Creek for corner, said stake being also the Southeast corner of the North 11.87 acres of Parcel 2, Lot 22A, Block 6;

THENCE South $42^{\circ}58'$ West 233.7 feet along the center line of creek to stake for Southeast corner of said 5.00 acre tract;

THENCE West 1176.7 feet to point in East right-of-way line of Pearson-Natalia Road for Southwest corner of this tract;

THENCE North $00^{\circ}01'$ West 180 feet along East right-of-way line of Pearson-Natalia Road to the place of beginning.

SAVE & EXCEPT FROM THE ABOVE DESCRIBED 5.00 ACRES THE FOLLOWING:

A 0.228 acre tract of land out of the John Hardin Original Survey No. 35-1/2, and being a portion of Lot 22A, Block 6, San Antonio Trust Subdivision of Lands in Medina County, Texas; said 0.228 acre tract also being out of the Southwest corner of a certain 6 acre tract conveyed to Augustino Camacho and wife, Josefa Z. Camacho, and Mike Camacho, in Deed recorded in Vol. 211, page 342, Deed Records, Medina County, Texas; said 0.228 acre tract being more particularly described as follows:

BEGINNING at a concrete highway monument found in the East right-of-way boundary line of F. M. 471; said point being 438.8 feet from the South line of Lot 20A, Block 6, San Antonio Trust Subdivision of Lands;

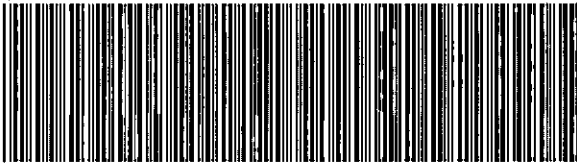
THENCE North 0 deg. $31' 30''$ East with a fence along the East right-of-way boundary line of F. M. 471 a distance of 76.20 feet to an iron pin set for the Northwest corner of said tract;

THENCE North 88 deg. $40' 30''$ East a distance of 113.70 feet to an iron pin set for the Northeast corner of said tract;

THENCE South 0 deg. $10' 30''$ East a distance of 87.71 feet to a pin set in a fence for the Southeast corner of said tract;

THENCE North 88 deg. $40' 30''$ West a distance of 114.97 feet to a corner post and an iron pin set in the East right-of-way boundary line of F. M. 471 for the Southwest corner of said tract;

THENCE 11.53 feet in a Northerly direction with a fence along the curve of the East right-of-way boundary line of F. M. 471, said curve having a radius of 3,889.7 feet and a central angle of $0^{\circ} 08' 58''$, to the POINT OF BEGINNING and containing 0.228 acre of land.



VG-42-2025-25-000185

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000185

Foreclosure Posting

Recorded On: October 16, 2025 01:31 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

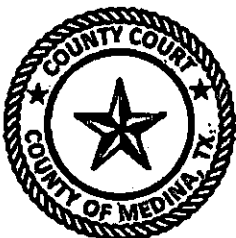
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000185
Receipt Number: 20251016000031
Recorded Date/Time: October 16, 2025 01:31 PM
User: Jaylen P
Station: -cccash2

Record and Return To:

Martin TR



**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