

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, 2012, executed by CHRISTOPHER M. MUNGUIA AND JAMIE F. MUNGUIA, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 00197344, Official Public Records of Bandera County, Texas, said Deed of Trust being corrected by that certain Correction Affidavit as to Original Instrument - Deed of Trust dated August 26, 2022, filed for record under Instrument No. 00254838, Official Public Records of Bandera County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin 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, October 7, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bandera County Courthouse at the place designated by the Commissioner's Court for such sales in Bandera 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 2013 Oak Creek Manufactured Home, Serial No. OC011325046AB.

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.

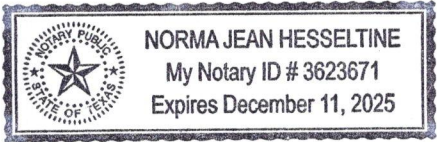
EXECUTED this 2 day of September, 2025.

FILED
AT 11:22 O'CLOCK A.M. ON
SEP 03 2025
TANDIE MARSEED COUNTY CLERK
BANDERA COUNTY TEXAS
BY [Signature] DEPUTY

[Signature]
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 2 day of September, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 5.000 acres of land, more or less, out of the John L. Andress Survey Number 252.5, Abstract 987, in Bandera County, Texas, and being out of and a part of that 20.38 acres described in a Executrix' Deed recorded in Volume 813, Page 422, Deed Records, Bandera County, Texas, said 5.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 5.000 acres, same being the northwest corner of said 20.38 acres and the East corner of the Joanna Marsh, et al 38.37 acres, same also being on the southwest Right-of-Way line of It'll Do Lane and the **POINT OF BEGINNING**;

THENCE along the southwest Right-of-Way line of said It'll Do Lane, South 57 degrees 56 minutes 58 seconds East, a distance of 345.07 feet to a 1/2 inch iron rod set for the northeast corner of this 5.000 acres, same being on the northeast line of said 20.38 acres;

THENCE departing the northeast line of and severing said 20.38 acres the following courses and distances:

South 21 degrees 44 minutes 28 seconds West, a distance of 263.67 feet to a 1/2 inch iron rod set for the East corner of this 5.000 acres;

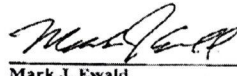
North 71 degrees 03 minutes 11 seconds West, a distance of 213.14 feet to a 16 inch diameter oak tree found for an interior corner of this 5.000 acres

South 32 degrees 06 minutes 00 seconds West, a distance of 584.95 feet to a 1/2 inch iron rod set for the South corner of this 5.000 acres;

North 57 degrees 56 minutes 58 seconds West, a distance of 184.93 feet to a 1/2 inch iron rod set for the southwest corner of this 5.000 acres, same being on the northwest line of said 20.38 acres and on the southeast line of said Marsh 38.37 acres;

THENCE along the line common to this 5.000 acres and said Marsh 38.37 acres, North 32 degrees 06 minutes 00 seconds East (bearing basis), a distance of 882.69 feet to the **POINT OF BEGINNING**, and containing 5.000 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
October 29, 2012

