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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 February 6, 2023, executed by MICHAEL KEITH WUNSCH A/K/A MICHAEL WUNSCH, AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 230180, Official Public Records of Runnels County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Terry Browder, Laura Browder or Jamie Osborne, 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 7, 2024, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Runnels County Courthouse at the place designated by the Commissioner's Court for such sales in Runnels 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 2022 Oak Creek Manufactured Home, Serial No. OC052223337.

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.

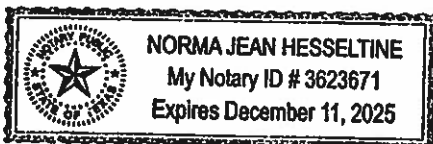
EXECUTED this 3 day of April, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
Telephone: (361) 884-0612
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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 3 day of April, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

POSTED April 4th 2024
At 1:45 o'clock P M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Clark Havel Deputy

EXHIBIT "A"

Description of a 2.00 acre tract in a called 43.80 acre tract described in Volume 502, Page 322, Runnels County, Texas Records, situated in the J. V. Cabrera Survey 514, Abstract 75, Runnels County, Texas, said 2.00 acre tract being more particularly described as follows:

BEGINNING at 3/8 inch rebar with yellow cap imprinted "TREVINO RPLS 4858" set in the Northeast line of said 43.80 acre tract, for the North corner of the herein described tract, whence a found 1/2 inch threaded rod with cap imprinted "NEEDHAM SURVEYORS 18778255357, SURVEYING SINCE 1945" at the North corner of said 43.80 acre tract, called to be the Southeast line of FM Highway 382, described in Volume 226, Page 382, Deed Records of Runnels County, Texas, shown to be 100 feet wide per TxDOT map, bears North 46 deg. 21' 57" West a distance of 499.6 feet;

THENCE South 46 deg. 21' 57" East with said Northeast line of 43.80 acre tract, a distance of 290.4 feet to a 3/8 inch rebar with yellow cap imprinted "TREVINO RPLS 4858" for the East corner of the herein described tract, whence a found 4 inch pipe fence corner part of the East corner of said 43.80 acre tract bears South 46 deg. 21' 57" East a distance of 973.67 feet;

THENCE South 73 deg. 38' 03" West a distance of 300.00 feet to a 3/8 inch rebar with yellow cap imprinted "TREVINO RPLS 4858" set for the South corner of the herein described tract;

THENCE North 46 deg. 21' 57" West a distance of 290.4 feet to a 3/8 inch rebar with yellow cap imprinted "TREVINO RPLS 4858" set for the West corner of the herein described tract.

THENCE North 43 deg. 38' 03" East a distance of 300.0 feet to the "Point of Beginning" and containing 2.00 acres of land, more or less.

ACCESS AND UTILITY EASEMENT DESCRIPTION:

Centerline description of a 30 foot wide access and utility easement in a called 43.80 acre tract described in Volume 502, Page 322, Runnels County, Texas Records, situated in the J.V. Cabrera Survey 514, Abstract 75, Runnels County, Texas said centerline being more particularly described as follows:

BEGINNING at a point in the Northwest line of said 43.80 acre tract called to be the Southeast line of FM Highway 382, described in Volume 226, Page 382, Deed Records, Runnels County, Texas, shown to be 100 feet wide per TxDOT map, whence a found 1/2 inch threaded rod with cap imprinted "NEEDHAM SURVEYORS, 18778255357, SURVEYING SINCE 1945" at the North corner of said 43.80 acre tract, in said Southeast line of FM Highway 382 bears North 42 deg. 34' 01" East a distance of 15.0 feet.

THENCE South 46 deg. 21' 57" East a distance of 499.32 feet to a point in the Northwest line of a 2.00 acre tract surveyed this same date, for the end of this easement centerline, whence a 3/8 inch rebar with yellow cap imprinted "TREVINO RPLS 4858" SET FOR THE North corner of said 2.0 acre tract bears North 43 deg. 38' 03" East a distance of 15.0 feet.