

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 April 16, 2021, executed by JUAN FERNANDEZ RODRIGUEZ A/K/A JUAN F. RODRIGUEZ AND LINDA M. RODRIGUEZ, A MARRIED COUPLE, AND JUAN MANUEL RODRIGUEZ, A SINGLE PERSON ("Mortgagor") to Tim Williams, Trustee for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 1746, Official Public Records of Colorado County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Megan Randle or Ebbie Murphy, 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 4, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Colorado County Courthouse at the place designated by the Commissioner's Court for such sales in Colorado 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 2020 Southern Energy Manufactured Home, Serial No. SFW021335TXAB.

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.

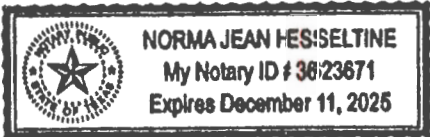
EXECUTED this 6<sup>th</sup> day of September, 2022.

FILED FOR RECORD  
COLORADO COUNTY, TEXAS  
2022 SEP -8 PM 2:55  
KIMBERLY MENKE  
COUNTY CLERK

K. Clifford Littlefield Megan Randle  
**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](mailto: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 6<sup>th</sup> day of September, 2022, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Tract One: Being 2.59 acres, more or less, out of the A.D. Kenion Survey, A-367, Colorado County, Texas, and being a portion of that certain (7 acre) tract of land conveyed to Andres Rodriguez and Juanita Rodriguez in a Deed as recorded in Volume 177, Page 550 of the Official Records of Colorado County, Texas, and being more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes.**

**Tract Two: Being a 0.689 acre, non-exclusive access easement, out of the A.O. Kenion Survey, A-367 Colorado County, Texas, and being a portion of that certain (7 acre) Tract of land conveyed to Andres Rodriguez and Juanita Rodriguez in a Deed as recorded in Volume 177, Page 550 of the Official Records of Colorado County, Texas, and being more particularly described by metes and bounds on Exhibit "B" consisting of 1 page attached hereto and made a part hereof for all purposes.**

# HEARITIG SURVEYING, CO.

TIM D. HEARITIG  
777 West Point Loop  
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036  
Licensed State Land Surveyor  
Phone (979)242-3483

February 17, 2020

**FIELD NOTE DESCRIPTION OF 2.590 ACRES OF LAND OUT OF THE A.D. KENNON SURVEY, ABSTRACT NO. 367, IN COLORADO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (7 ACRES) TRACT OF LAND CONVEYED TO ANDRES RODRIGUEZ AND JUANITA RODRIGUEZ IN A DEED AS RECORDED IN VOLUME 177 PAGE 538 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 3/4" iron rod found at the base of a fence corner post at the most southwesterly corner of that certain (4.50 acre) tract of land conveyed to Tomas Velazquez Moreno and Ma Carmen Moreno in a deed as recorded in Volume 367 Page 832 of the Official Records of Colorado County, Texas, and being at the most westerly northwest corner of that certain (7 acre) tract of land conveyed to Andres Rodriguez and Juanita Rodriguez in a deed as recorded in Volume 177 Page 538 of the Official Records of Colorado County, Texas, and also being in the fence along the easterly line of that certain (2.940 acre) tract of land conveyed to Clifford C. Grohmann and Jenny Grohmann, as trustees of the Clifford and Jenny Grohmann Living Trust in a deed as recorded in Volume 770 Page 835 of the Official Records of Colorado County, Texas, and also being at the most northeasterly corner of that certain (2.708 acre) tract of land conveyed to Martin Rodriguez in a deed as recorded in Volume 923 Page 195 of the Official Records of Colorado County, Texas, and from which a 3/4" iron rod found in the southerly right-of-way line of Interstate Highway 10 bears N 81 deg. 59' 30" W 450.71 feet,

**THENCE** with the westerly line of the Rodriguez (7 acre) tract and the westerly line of the Rodriguez (2.708 acre) tract, S 81 deg. 59' 04" E 232.18 feet to a 1/2" iron rod found at the most southeasterly corner of the Rodriguez (2.708 acre) tract, being at the most northwesterly corner and **PLACE OF BEGINNING** of the tract herein described,

**THENCE**, leaving the westerly line of the Rodriguez (7 acre) tract and with the southerly line of the Rodriguez (2.708 acre) tract, N 84 deg. 32' 09" E 583.60 feet to a 1/2" iron rod found at the base of a fence corner post, being in the interior of the Rodriguez (7 acre) tract, and being at the most southeasterly corner of the Rodriguez (2.708 acre) tract, and being at the southwesterly corner of an access easement for the Rodriguez (2.708 acre) tract, and being for the most northeasterly corner of this tract,

**THENCE**, continuing in the interior of the Rodriguez (7 acre) tract, S 21 deg. 11' 56" W 82.18 feet to a 1/2" iron rod set and S 47 deg. 06' 00" E 29.53 feet to a 1/2" iron rod set for the most southeasterly corner of this tract,

**THENCE**, with the southerly line of a proposed 30' access easement, and continuing in the interior of the Rodriguez (7 acre) tract, S 53 deg. 07' 26" W 186.67 feet to a 1/2" iron rod set, S 63 deg. 15' 29" W 83.57 feet to a 1/2" iron rod set, S 81 deg. 28' 34" W 71.52 feet to a 1/2" iron rod set, S 49 deg. 31' 49" W 94.67 feet to a 1/2" iron rod set, and S 53 deg. 16' 11" W 203.89 feet to a 1/2" iron rod set in the westerly line of the Rodriguez (7 acre) tract, and being for the most southwesterly corner of this tract, and from which a fence corner post found bears S 01 deg. 51' 42" E 38.36 feet,

**THENCE**, with the easterly line of the Rodriguez (7 acre) tract, N 01 deg. 51' 42" W 341.44 feet to the **PLACE OF BEGINNING**, in all containing 2.590 acres of land.

Surveyed: September 4, 2020

BY: 

Timothy D. Hearitig  
Registered Professional Land Surveyor No. 5036

see accompanying map no. C 216082a

EXHIBIT A  
Page 1 of 1 Pages

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

**HEARITIG SURVEYING, CO.**

TIM D. HEARITIG  
727 West Point Loop  
West Point, Texas 78681

Registered Professional Land Surveyor No. 5036  
Licensed State Land Surveyor  
Phone (979)242-3483

October 13, 2020

**FIELD NOTE DESCRIPTION OF 0.689 ACRES ACCESS EASEMENT OUT OF THE A.D. KENNION SURVEY, ABSTRACT NO. 347, IN COLORADO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (7 ACRES) TRACT OF LAND CONVEYED TO ANDRES RODRIGUEZ AND JUANITA RODRIGUEZ IN A DEED AS RECORDED IN VOLUME 177 PAGE 550 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 4" iron pipe fence corner found in the southerly right-of-way line of Interstate Highway 10, being the most southwesterly corner of that certain (1.3 acre) tract of land conveyed to Jose Rodriguez in a deed as recorded in Volume 370 Page 347 of the Official Records of Colorado County, Texas, and being at the most northerly northwest corner of that certain (7 acre) tract of land conveyed to Andres Rodriguez and Juanita Rodriguez in a deed as recorded in Volume 177 Page 550 of the Official Records of Colorado County, Texas, and being for the most northerly northwest corner of the tract herein described, and from which a 3/4" iron rod found bears N 86 deg. 08' 46" W 144.99 feet, and from that 3/4" iron rod found another 3/4" iron rod found bears N 83 deg. 50' 55" W 438.45 feet,

**THENCE** with the southerly right-of-way line of Interstate Highway 10, S 85 deg. 54' 23" E 30.00 feet to a point for the most northerly corner of this tract, being at the most northwesterly corner of that certain (1.092 acre) tract of land conveyed to Maria Rarich in a deed as recorded in Volume 765 Page 727 of the Official Records of Colorado County, Texas, being for the most northerly corner of this tract, and from which a 4" pipe fence corner post found bears S 83 deg. 54' 23" E 70.67 feet,

**THENCE** leaving the southerly right-of-way line of Interstate Highway 10, and with a line parallel to the westerly line of the Rodriguez (7 acre) tract, S 01 deg. 53' 47" E 444.47 feet to a point in the interior of the Rodriguez (7 acre) tract to a point in the easterly line of this tract,

**THENCE**, S 05 deg. 08' 22" E 92.16 feet to a point in the interior of the Rodriguez (7 acre) tract, and S 21 deg. 42' 38" W 71.78 feet to a point in the interior of the Rodriguez (7 acre) tract, S 25 deg. 51' 29" W 76.93 feet to a point in the interior of the Rodriguez (7 acre) tract, S 52 deg. 57' 28" W 104.07 feet to a 1/4" iron rod set in the interior of the Rodriguez (7 acre) tract, S 62 deg. 13' 29" W 83.37 feet to a 1/4" iron rod set in the interior of the Rodriguez (7 acre) tract, and S 81 deg. 20' 34" W 71.52 feet to a 1/4" iron rod set in the interior of the Rodriguez (7 acre) tract, and being for the most southwesterly corner of this tract,

**THENCE**, N 88 deg. 37' 23" W 30.80 feet to a point the most westerly northwest corner of this tract,

**THENCE**, N 81 deg. 20' 34" E 64.47 feet to a point in the interior of the Rodriguez (7 acre) tract, N 42 deg. 13' 29" E 75.87 feet to a point in the interior of the Rodriguez (7 acre) tract, N 52 deg. 07' 28" E 178.43 feet to a point in the interior of the Rodriguez (7 acre) tract, and N 27 deg. 19' 43" E 52.31 feet to a 1/4" iron rod found at the most southeasterly corner of that certain (2.708 acre) tract of land conveyed to Martin Rodriguez in a deed as recorded in Volume 923 Page 195 of the Official Records of Colorado County, Texas, also being at the most southwesterly corner of the access easement recorded in the same deed and being in the interior of the Rodriguez (7 acre) tract, and being in the westerly line of this tract,

**THENCE**, with the easterly line of the (2.708 acre) tract, N 21 deg. 42' 38" E 79.98 feet to a 1/4" iron rod found at a gate post, and N 05 deg. 08' 22" W 83.52 feet to a 1" iron pipe found at the base of a fence corner post, being at the most southeasterly corner of the Rodriguez (1.3 acre) tract, and being at an interior corner of the Rodriguez (7 acre) tract, and being in the westerly line of this tract,

**THENCE**, with the common line between the Rodriguez (7 acre) tract and the Rodriguez (1.3 acre) tract, N 01 deg. 53' 47" W 468.45 feet to the PLACE OF BEGINNING, in all containing 0.689 acres of land.

Surveyed September 4, 2020

BY:

*T. D. Hearitig*  
Timothy D. Hearitig

Registered Professional Land Surveyor No.



see accompanying map no. C 216082a

EXHIBIT

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