

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 3, 2023, executed by **JUAN LUIS HERRERA AND MARIA GONZALES HERRERA, A MARRIED COUPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2023-88814, Official Public Records of Jim Hogg County, Texas, said Deed of Trust being corrected by those certain Correction Instruments as to a Recorded Original Instrument dated June 14, 2023 and July 25, 2023, filed for record under Instrument Nos. 2023-88950 and 2023-89046, Official Public Records of Jim Hogg County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Sandra Mendoza, Arnold Mendoza, Adolfo Rodriguez or Bob Frisch, 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, August 4, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Jim Hogg County Courthouse at the place designated by the Commissioner's Court for such sales in Jim Hogg County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2017 CMH Manufactured Home, Serial No. CLW042310TX.

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.

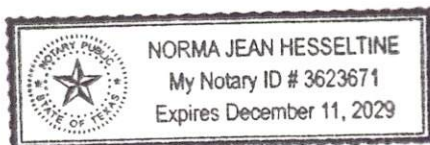
EXECUTED this 17 day of June, 2026.

POSTED:
6/18/26
AT 4:15 P.M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY [Signature] DEPUTY

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 17 day of June, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Situated in Jim Hogg County, Texas, and being Parcel Number FIVE (5) of Section C, being a 0.96 acre tract of land, more or less, situated in the LAS LOMITAS SUBDIVISION as per map recorded in Volume 1 Page 114, Jim Hogg County Plat Records.