

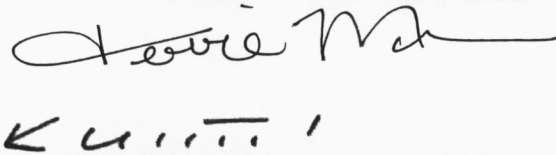
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 20, 1999, executed by **LESLEY L. STEVENS AND JAMES A. STEVENS, WIFE AND HUSBAND** ("Mortgagor") to Jim Vacini, Trustee for the benefit of Oakwood Acceptance Corporation, filed for record under Instrument No. 30065, Official Public Records of Atascosa County, Texas; said Deed of Trust being assigned to **CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE U/A DATED AS OF JUNE 1, 1999** ("Mortgagee") by that certain Assignment of Mortgage dated June 13, 1999, filed for record under Instrument No. 32946, Official Public Records of Atascosa County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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 Atascosa County Courthouse at the place designated by the Commissioner's Court for such sales in Atascosa County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 a 1998 Oakwood Manufactured Home, Serial No. HOTX08806976AB.

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.

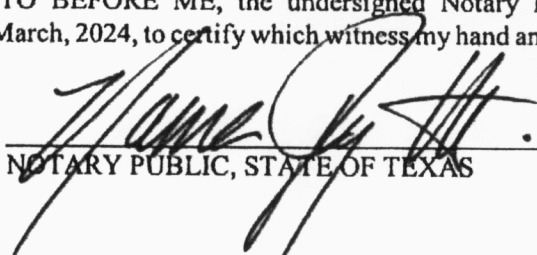
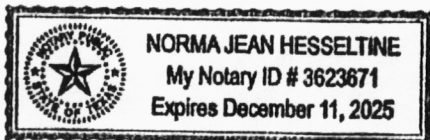
EXECUTED this 14 day of March, 2024.



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 14 day of March, 2024, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 2.00 acres of land located in the Jesus Hernandez Survey, Abstract No. 1462, Atascosa County, Texas, being out of and part of that certain 6.737 acres conveyed to James August Stevens, Jr. in deed recorded in Volume 419, Page 475. Deed Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said 6.737 acres, for the northwest corner of this tract, and being in the north line of that certain 30-foot roadway easement recorded in Volume 419, Page 475, D.R.A.C.;

THENCE, N 89°13'36" E, a distance of 30.21 feet to a 1/2" iron rod set for the northeast corner of this tract;

THENCE, S 00°11'31" W, a distance of 500.00 feet to a 1/2" iron rod set for an interior corner;

THENCE, N 89°13'36" E, a distance of 115.01 feet to a 1/2" iron rod set for an ell corner;

THENCE, S 00°11'31" W, a distance of 495.99 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE, S 89°13'36" W, a distance of 145.22 feet to a 1/2" iron rod set for the southwest corner of this tract, and being in the west line of the said 6.737 acres;

THENCE, N 00°11'31" E, a distance of 995.99 feet to the POINT OF BEGINNING, containing 2.00 acres of land, more or less.

CENTRAL TEXAS SURVEYING
6024 Williams Drive Suite 206
Georgetown, Texas 78628
(512) 863-3053

Robert E. Hyamith

Robert E. Hyamith, RPLS No. 5131
April 23, 1999



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

FILED FOR RECORD

2024 MAR 21 PM 3: 35

THE JEFFERSON
ATASCOSA COUNTY CLERK

BY *[Signature]* DEPUTY