

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 November 11, 2010, executed by **MARK SKORUPPA, AN UNMARRIED PERSON, AND TRACEY ARNOLD, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2010-191488, Official Public Records of Live Oak County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselting, whose address is listed below, or Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslye Evans, Janice Stoner or Alexis Mendoza, 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, March 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Live Oak County Courthouse at the place designated by the Commissioner's Court for such sales in Live Oak 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 1997 American Homestar Manufactured Home, Serial No. AH02972355AB.

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.

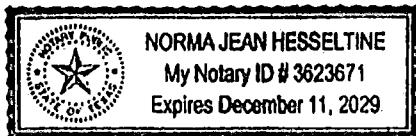
EXECUTED this 12 day of January, 2026.

FILED Jan 15 A.D. 2026
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Mike Williams DEPUTY
AT 9:40 O'CLOCK P.M.

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. Clifford 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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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of January, 2026, to certify which witness my hand and official seal.



Norma Jean Hesselting
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

State of Texas
County of Live Oak

Field notes of a 1.00 acre tract of land, more or less, being part of a called 34.492 acre tract conveyed from James A. Gallagher to Raymond A. Skoruppa by Warranty Deed dated June 3, 2002, recorded in Volume 596, Page 155 of the Deed Records of Live Oak County, Texas.

Said 1.00 acre tract, which is comprised of a portion of the Juan Carroll Survey, Abstract 4, is situated in Live Oak County, Texas, approximately 3 1/2 miles southeast of the town of George West and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in a fence in the ostensible southeast line of a called 120 acre tract conveyed to T. N. Power, et al, by Deed recorded in Volume 108, Page 37 of said Deed Records, the northwest line of a called Non-Exclusive 20 Ft. Easement described in Volume 402, Page 140 of said Deed Records and at the westerly north corner of said called 34.492 acre tract, for the north corner of this tract, same being also a point in the ostensible southwest line of a called 8.065 acre tract conveyed to Patricia Custer, et vir, by Deed dated October 1, 1993, recorded in Volume 487, Page 57 of said Deed Records, whence a fence corner post found in the southwestern boundary of F.M. Highway No. 799 bears N 39° 05' 41" E, a distance of 2856.4 ft. and a 5/8" iron rod found at a fence corner post at the ostensible west corner of said called 8.065 acre tract bears N 51° 06' 40" W, a distance of 15.24 ft.

THENCE S 51° 06' 40" E (Called S 51° 03' 59" E) along the northeast line of this tract, the westerly northeast line of said called 34.492 acre tract and the ostensible southwest line of said called 8.065 acre tract, at 20 ft. pass the southeast line of said called Non-Exclusive 20 Ft. Easement, in all a distance of 127.89 ft. to a 5/8" iron rod set at the north corner of the remainder of a called 35.96 acre tract conveyed to James A. Gallagher by Deed dated January 23, 1987, recorded in Volume 407, Page 320 of said Deed Records, for the east corner of this tract;

THENCE S 39° 05' 41" W along the southeast line of this tract, an interior southeast line of said called 34.492 acre tract and the northwest line of said remainder of said called 35.96 acre tract, at 208.75 ft. pass a 5/8" iron rod (with cap stamped "RPLS 4030") found at the west corner of said remainder of said called 35.96 acre tract and an interior corner of said called 34.492 acre tract, continuing into said called 34.492 acre tract, in all a distance of 341.62 ft. to a set 5/8" iron rod, for the south corner of this tract;

THENCE N 51° 06' 40" W along the southwest line of this tract, at 107.89 ft. pass the southeast line of said called Non-Exclusive 20 Ft. Easement, in all a distance of 127.89 ft. to a 5/8" iron rod set in the northerly northwest line of said called 34.492 acre tract, the ostensible southeast line of said called 120 acre tract and the northwest line of said called Non-Exclusive 20 Ft. Easement, for the west corner of this tract; whence a 5/8" iron rod (with cap stamped "RPLS 4030") found at the northerly west corner of said called 34.492 acre tract bears S 39° 05' 41" W, a distance of 774.44 ft.

THENCE N 39° 05' 41" E (Called N 39° 05' 42" E) along the northwest line of this tract, the northerly northwest line of said called 34.492 acre tract, the ostensible southeast line of said called 120 acre tract and the northwest line of said called Non-Exclusive 20 Ft. Easement, a distance of 341.62 ft. to the POINT OF BEGINNING, containing 1.00 acre, more or less.

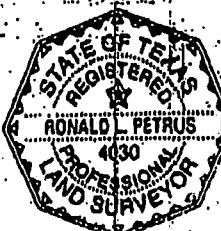
Bearings cited herein are based on a GPS Survey, NAD 27, Texas South Central Zone.

Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".

Surveyed and drawn under my direction:

Ronald L. Petrus

Ronald L. Petrus
Registered Professional Land Surveyor
Texas Registration No. 4030



Date: July 27, 2010

File: 02086B

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