

**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 28, 2017, executed by **STEPHANIE WORNER, A SINGLE WOMAN** ("Mortgagor") to Michael L. Riddle, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under Instrument No. 2017-001899, Official Public Records of Van Zandt County, Texas; and modified by that certain Loan Modification Agreement dated August 31, 2017, filed for record under Instrument No. 2017-007994, Official Public Records of Van Zandt County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated August 21, 2018, filed for record under Instrument No. 2018-007671, Van Zandt County, Texas Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Kelly Main, Bob Dickerson, Randy Daniel, Jim O'Bryant, Lisa Bruno, Dana Kamin or Meryl Olsen, whose business address is 1 Mauchly, Irvine, CA 92618, 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, November 6, 2018**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Van Zandt County Courthouse at the place designated by the Commissioner's Court for such sales in Van Zandt 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, 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.

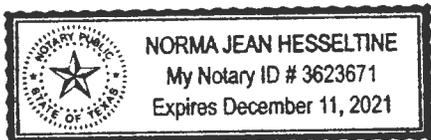
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

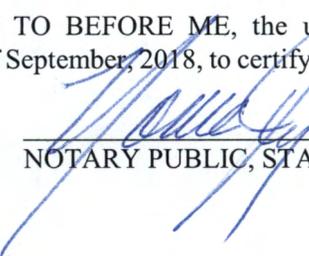
**EXECUTED** this 11<sup>th</sup> day of September, 2018.

  
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**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 11<sup>th</sup> day of September, 2018, to certify which witness my hand and official seal.



  
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NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT "A"

BEING 10.00 acres of land situated in the ANTONIO YBARBO SURVEY, ABSTRACT NO. 979, Van Zandt County, Texas, and being part of a called 17.876 acres to Kimberly Vowell recorded in Document No. 2016-007044 of the Real Records of Van Zandt County, Texas. Said 10.00 acre tract of land being more particularly described as follows:

BEGINNING at a point for corner for the westernmost Northwest corner of these 10.00 acres. Said corner also being the westernmost Northwest corner of the above referenced 17.876 acres, being the Southwest corner of a called 10.281 acres to David Andrews and Mary Jo Andrews recorded in Document No. 2010-002472 of the Real Records of Van Zandt County, Texas, being on the East line of a called 71.44 acres (Tract One) to Gareth Roberts recorded in Document No. 2008-002416 of the Real Records of Van Zandt County, Texas, and being located generally in the center of Van Zandt County Road No. 2602;

THENCE: North 82 deg. 38 min. 28 sec. East, along the common westernmost North line of the 17.876 acres and the westernmost South line of the above referenced 10.281 acres, passing a 1/2 inch iron rod (found) for reference at a distance of 35.07 feet and continuing in all a total distance of 641.97 feet to a 1/2 inch iron rod (found) for an inside ell corner in the North line of these 10.00 acres and being the westernmost Southeast corner of the 10.281 acres

THENCE: North 06 deg. 45 min. 42 sec. East, along the common northernmost West line of the 17.876 acres and the westernmost East line of the 10.281 acres, a distance of 95.05 feet to a 1/2 inch iron rod (found) for the easternmost Northwest corner of these 10.00 acres and being the easternmost Northwest corner of the 17.876 acres;

THENCE: North 84 deg. 24 min. 03 sec. East, along the common easternmost North line of the 17.876 acres and the easternmost South line of the 10.821 acres, a distance of 105.19 feet to a 1/2 inch iron rod (set) for the Northeast corner of these 10.00 acres;

THENCE: over and across the 17.876 acres the following courses and distances:

South 01 deg. 55 min. 19 sec. West, a distance of 685.23 feet to a 1/2 inch iron rod (set) for the Southeast corner of these 10.00 acres;

South 88 deg. 42 min. 56 sec. West, a distance of 448.32 feet to a 1/2 inch iron rod (set) for an angle break in the South line of these 10.00 acres;

South 88 deg. 41 min. 16 sec. West, a passing a 1/2 inch Iron rod (set) for reference at a distance of 306.31 feet and continuing in all a total distance of 345.37 feet to a point for corner for the Southwest corner of these 10.00 acres. Said corner also being on the southernmost West line of the 17.876 acres, being on the East line of the above referenced 71.44 acres (Tract One), and being located generally in the center of Van Zandt County Road No. 2602;

THENCE: North 07 deg. 18 min. 02 sec. East, along the southernmost West line of the

17.876 acres, the East line of the 71.44 acres (Tract One), and generally along the center of Van Zandt County Road No. 2602, a distance of 328.53 feet to a 40d nail (found) for an angle break in the southernmost West line of these 10.00 acres;

THENCE: North 06 deg. 39 min. 03 sec. East, along the southernmost West line of the 17.876 acres, along the East line of the 71.44 acres (Tract One), and generally along the center of Van Zandt County Road No. 2602, a distance of 191.35 feet back to the POINT OF BEGINNING and containing a 10.00 acre tract of land.