

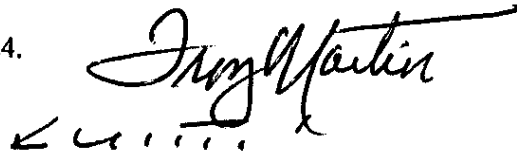
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated May 24, 2005, executed by **IMELDA E. PLACIDO AND FERNANDO PLACIDO** ("Mortgagor") to Kevin T. Clayton, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 166723, Official Public Records of Medina County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington, 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, April 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Medina County Courthouse at the place designated by the Commissioner's Court for such sales in Medina County, Texas, (the area on the east side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, or as designated by the County Commissioner's Office), 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 CMH Manufactured Home, Serial No. CW2009958TXAB.

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.

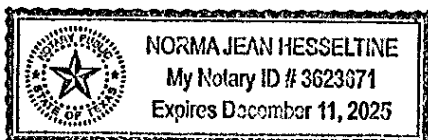
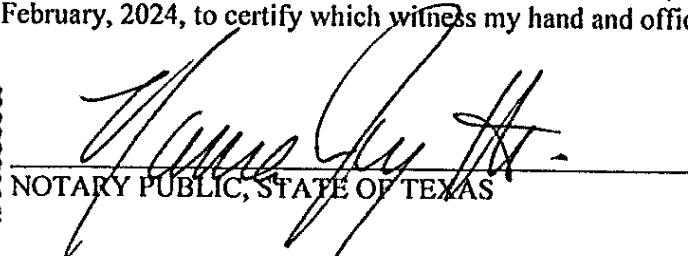
EXECUTED this 21st day of February, 2024.



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 21st day of February, 2024, to certify which witness my hand and official seal.

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

PAGE 1 OF 2
FEIN#: 05-05033

FIELD NOTES
FOR A
2,000-ACRE TRACT,
KNOWN AS PORTION
OF TRACT "B"

THIS CERTAIN 2,000 ACRE TRACT OF LAND, BEING A PORTION OF A 3,000 ACRE TRACT, BEING OUT OF A 21.267 ACRE TRACT (KNOWN AS TRACT II), ALSO BEING A PORTION OF A 81.25 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 125, PAGE 612 OF THE DEED RECORDS OF MEDINA COUNTY TEXAS, BEING OUT OF THE GC & SP RR CO SURVEY NUMBER 58, AS SHOWN ON MAP 1, PLAT BOOK 2, OF THE DEED AND PLAT RECORDS OF MEDINA COUNTY, TEXAS, BEING A PART OF THE 42.32 ACRE TRACT OF LAND AS CONVEYED UNTO CRESENCIA ESTRADA BY DEED OF GIFT, AS RECORDED IN VOLUME 294, PAGE 34 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/4 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF THE OF SAID 21.267 ACRE TRACT OF LAND, AS THE POINT OF COMMENCING;

THENCE: SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID 21.267 ACRE TRACT OF LAND, A DISTANCE OF 1068.79 FEET TO A 1/4 INCH IRON ROD FOUND, BEING AN ANGLE POINT;

THENCE: SOUTH 89 DEGREES 59 MINUTES 46 SECONDS WEST, A DISTANCE OF 81.91 FEET TO A 1/4 INCH IRON ROD SET, BEING NORTHEAST CORNER AND POINT OF BEGINNING OF THIS 2,000 ACRE TRACT OF LAND;

THENCE: SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID 2,000 ACRE TRACT OF LAND, A DISTANCE OF 361.03 FEET TO A 1/4 INCH IRON ROD SET, BEING THE SOUTHEAST CORNER OF THIS TRACT;

Fisher Engineering, Inc.

11825 RADIUM • SAN ANTONIO, TEXAS 78216 •
210.304.9991 OFFICE • 210.308.6148 FAX • FEIN@GOFEL.COM

860

000581
Vol. _____

Pg. _____

pg. 1

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

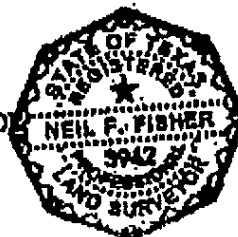
PAGE 2 OF 2

- THENCE: NORTH 88 DEGREES 45 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF THIS 2.000 ACRE TRACT, A DISTANCE OF 243.27 FEET TO A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID 3.000 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THIS 2.000 ACRE TRACT OF LAND, A DISTANCE OF 355.72 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF THIS TRACT;
- THENCE: NORTH 89 DEGREES 59 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF THIS 2.000 ACRE TRACT OF LAND, A DISTANCE OF 243.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES (87,160 SQ. FT.) OF LAND,

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAT MADE UNDER MY SUPERVISION IN MAY 2005. (NOTE: ALL PINS HEREIN DESCRIBED ARE 1/2 INCH IRON REBAR).

Neil F. Fisher

NEIL F. FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
FISHER ENGINEERING, INC.
FEI# 05-05033
05/25/05



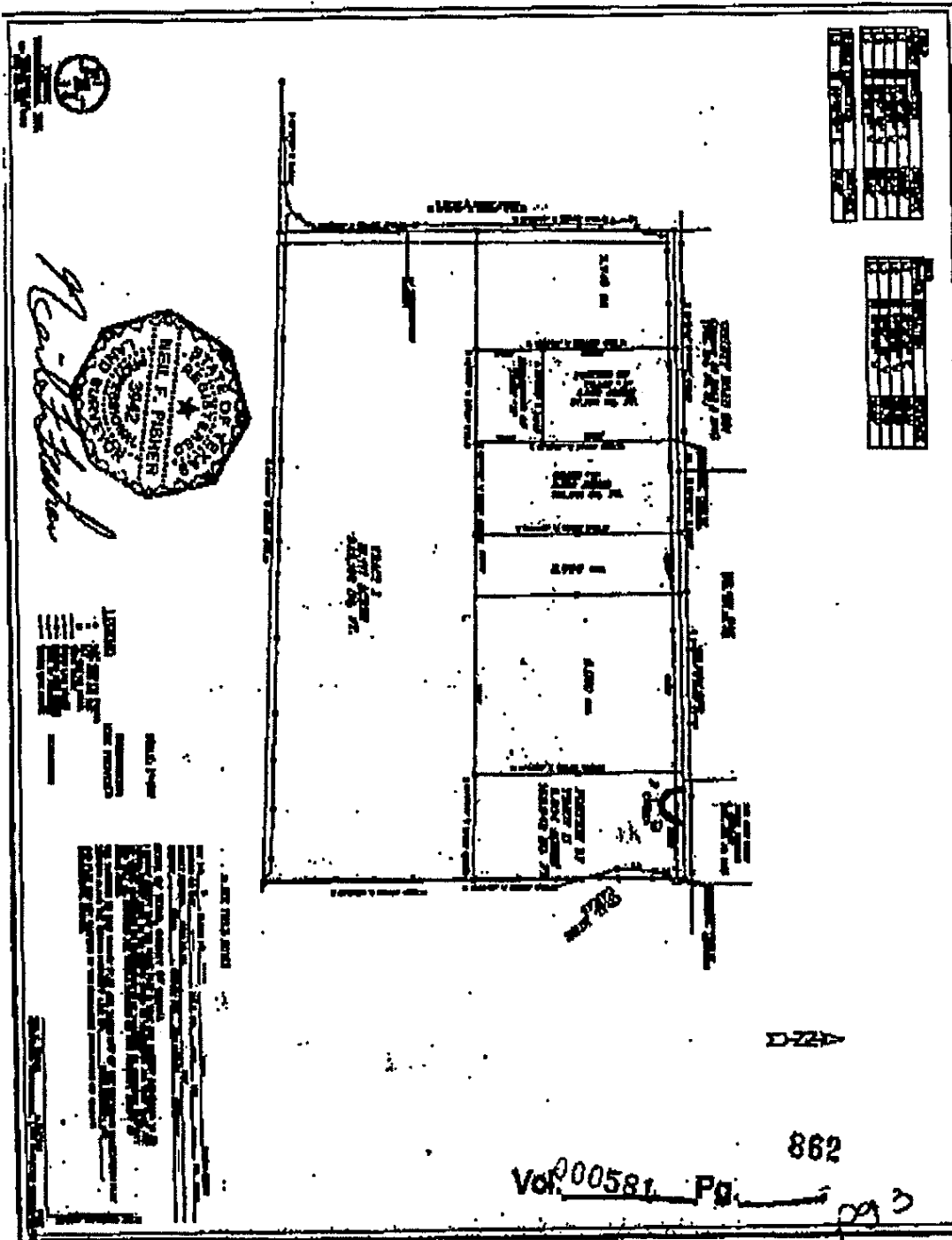
THESE FIELD NOTES MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS GOVERNMENT ENTITIES

Fisher Engineering, Inc.

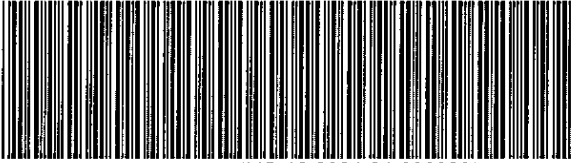
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Vol. _____ Pg. _____ p92

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Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401



Return to:
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Corpus Christi, Texas 78401



VG-42-2024-24-000032

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000032

Foreclosure Posting

Recorded On: February 22, 2024 11:45 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

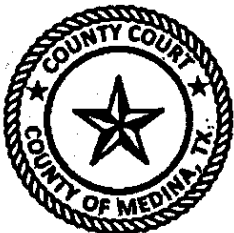
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000032
Receipt Number: 20240222000040
Recorded Date/Time: February 22, 2024 11:45 AM
User: Jaylen P
Station: cccash2

Record and Return To:

troy martin



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX