

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.

Janice P. Weston
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 4, 2017, executed by CALVIN JOSEPH RODRIGUEZ, JR., AND WIFE, ELIZABETH ANN RODRIGUEZ ("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. 300197, Official Public Records of Coryell County, Texas; and assigned to COUNTRYPLACE MORTGAGE, LTD, by that certain Assignment of Deed of Trust dated September 21, 2022, filed for record under Instrument No. 357498, Official Public Records of Coryell County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C. Jacon Spence, whose business address is 1 Mauchly, Irvine, CA 92618, or Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington or Brandy Bacon, 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, December 6, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Coryell County Courthouse at the place designated by the Commissioner's Court for such sales in Coryell 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, 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.

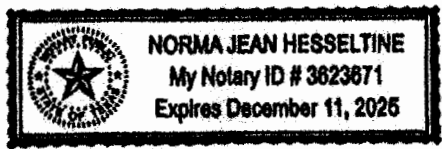
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 day of October, 2022.

K Littlefield
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 11 day of October, 2022, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"



285 County Road 175
Leander, TX 78641
(844) 4-JAGGEO (V)
(866) 486-8395 (F)
TBPLS Firm No 10170400

FIELD NOTES

0.999 Acres being the same tract conveyed to Palm Harbor Villages, Inc in Document No 296270 in Coryell County Public Records, being out of Tract 9 of the Beecham Gap Subdivision as recorded in Volume 5, Page 34 in Coryell County Plat Records and situated in the E M Wimberly Survey, Abstract No 1140 in Coryell County, Texas, being more particularly described below

BEGINNING at a 1/2" Iron Rod found for the North corner of this herem described tract,

THENCE S 24°46'25" E - 172.93 feet, to a 1/2" Iron Rod with cap stamped "RPLS 5687" found for the East corner of this herem described tract,


THENCE S 65°06'43" W - 251.37 feet, to a 1/2" Iron Rod with cap stamped "RPLS 5687" found for the South corner of this herem described tract, from which a 1/2" Iron Rod found at the South corner of said Tract 9, the Northeast corner of Tract 1, and in the West margin of County Road 3220 Bears S 23° 54'32" W - 56.01 feet, S 64°05'28" E - 851.69 feet,

THENCE N 24°51'25" W - 173.18 feet, to a 1/2" Iron Rod found for the West corner of this herem described tract,

THENCE N 65°10'06" E - 251.62 feet, to the **POINT OF BEGINNING**, containing 0.999 acres, (43,520 SQ FT) of land more or less

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983, Scale Factor 0.999834493. Plat to accompany this notes and bound description.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Coryell County Clerk, The Coryell County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on July 24, 2017.


Jordan R. Garrett
Registered Professional Land Surveyor
License No 6154



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

STATE OF TEXAS
CORYELL COUNTY

0.47 ACRE ACCESS EASEMENT
E.M. WIMBERLY SURVEY, A - 1140

BEING A 0.47 ACRE ACCESS EASEMENT SITUATED IN THE E.M. WIMBERLY SURVEY, ABSTRACT # 1448, SAME BEING A PORTION OF TRACT 3, BEECHAM GAP SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND IN VOLUME 4, PAGES 43-44, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CALLED 3.67 ACRE TRACT OF LAND CONVEYED TO EVA OLDFAM IN DOCUMENT # 274419, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2 inch iron rod found in the northwest line of County Road 3220, also known as Oak Springs Road (L.O.W. Yarns), same being at the south east corner of a called 3.67 acre tract of land conveyed to Eva Oldham in Document # 274420 Official Public Records of Coryell County, Texas, also being at the east corner of Tract 1 of said Beecham Gap Subdivision, for the south corner of the herein described tract of land,

THENCE North 64°01'19" West, with the southwest line of said 3.67 acre Oldham tract, passing the north corner of said Tract 1 and the common east corner of Tract 2 Beecham Gap Subdivision, and continuing for a total distance of 741.89 feet to a corner of the herein described tract and from which the west corner of said Tract 1 bears North 64°01'19" West, a distance of 1108.01 feet

THENCE leaving said southwest line, over and across said 3.67 acre Oldham tract the following four (4) courses and distances,

- 1) North 46°12'43" West, a distance of 113.73 feet to a corner of the herein described tract of land;
- 2) North 37°05'29" West, a distance of 148.12 feet to a corner of the herein described tract of land,
- 3) North 01°13'53" East, a distance of 32.59 feet to a corner of the herein described tract of land,

4) North 70°39'24" East, a distance of 38.72 feet to a corner of the herein described tract of land, same being in the southwest line of a called 1.00 acre tract of land conveyed to Countryplace Mortgage in Document # 274401, Official Public Records of Coryell County, Texas, and from which a 1/2 inch iron rod found at the west corner of said 1.00 acre Countryplace Mortgage tract bears North 24°51'50" West, a distance of 8.23 feet

THENCE South 24°51'50" East, with the southwest line of said 1.00 Countryplace Mortgage tract and the common line of said 3.67 acre Oldham tract, a distance of 19.57 feet to a corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the south corner of said 1.00 acre Countryplace Mortgage tract and a common corner of said 3.67 acre Oldham tract bears South 24°51'50" East, a distance of 145.64 feet,

THENCE leaving the southwest line of said 1.00 acre Countryplace Mortgage tract and over and across said 3.67 acre Oldham tract the following four (4) courses and distances,

- 1) South 70°39'24" West, a distance of 24.23 to a corner of the herein described tract,
- 2) South 01°13'53" West, a distance of 11.54 feet to a corner of the herein described tract of land,
- 3) South 37°05'29" West, a distance of 139.89 feet to a 1/2 inch iron rod found at a corner of the herein described tract of land, same being at the south corner of said 1.00 acre Countryplace Mortgage tract;
- 4) South 46°12'43" East, a distance of 117.29 feet to a corner of the herein described tract of land, same being at an interior angle corner of said 3.67 acre Oldham tract, and a corner of a called 15.0 acre tract of land conveyed to John Oldham in Document # 274428 Official Public Records of Coryell County, Texas

THENCE South 63°57'39" East, with the north east line of said 3.67 acre Oldham tract, and the southwest line of said 15.0 Oldham tract, a distance of 737.26 feet to a 1/2 inch iron rod found at the east corner of said 3.67 Oldham tract, same being at the south corner of said 15.0 acre Oldham tract, for the east corner of the herein described tract of land, and also being in the northwest line of said County Road 3220,

THENCE South 17°52'49" West, with the northwest line of County Road 3220, a distance of 19.47 feet to the POINT OF BEGINNING and CONTAINING 0.47 ACRES OF LAND.

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