

COPY

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 December 13, 2017, executed by **WILLIAM THOMAS KEHL, JR. A/K/A WILLIAM T. KEHL, JR. AND DANIELLE LYNN KEHL A/K/A DANIELLE KEHL, HUSBAND AND WIFE**, ("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. Instrument No. 2827, Official Public Records of Comanche County, Texas, and corrected under that certain Correction Instrument dated February 13, 2018, recorded under Instrument No. 285, Official Public Records of Comanche County, Texas, and modified by that certain Loan Modification Agreement dated January 25, 2018, filed for record under Instrument No. 208, Official Public Records of Comanche County, Texas, and said Loan Modification Agreement being corrected under that certain Correction Instrument dated March 26, 2018, recorded under Instrument No. 669, Official Public Records of Comanche County, Texas; and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated June 14, 2024, filed for record under Instrument No. 1406, Official Public Records of Comanche County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Kristopher Holub, Patrick Zwiers, Auction.com, 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, August 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Comanche County Courthouse at the place designated by the Commissioner's Court for such sales in Comanche 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.

FILED
AT 1:45 O'CLOCK P M

JUL 2 2024

Ruby Shelby
Clerk, County Court Comanche Co., Texas

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.

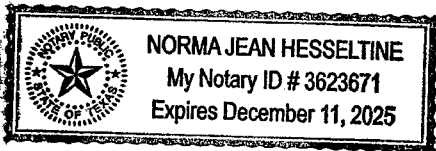
EXECUTED this 1 day of July, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 1 day of July, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

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

EXHIBIT "A"

A 0.515 ACRE TRACT OF LAND BEING SITUATED IN SECTION 13, OF THE OLIVER HALL SURVEY, ABSTRACT NO. 449, COMANCHE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED TRACT AS DESCRIBED IN A DEED FROM WILLIAM T. KEHL TO WILLIAM T. KEHL, JR. ET UX, DATED AUGUST 31, 2015, RECORDED IN VOLUME 996, PAGE 209, DEED RECORDS, COMANCHE COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") at the northeast corner of said Kehl Tract, being in the south right-of-way line of County Road 103, and being in the north boundary line of that certain called 117 acre tract as described in Volume 821, Page 322, from which the southeast corner of the above mentioned 117 acre tract bears South 40°39'47" East, a distance of 802.99 feet;

THENCE: South 30°40'07" West, for a distance of 136.49 feet, to a 1/2" iron rod (found) at the southeast corner of said Kehl Tract;

THENCE: North 59°05'51" West, for a distance of 146.69 feet, with the south boundary line of said Kehl Tract, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in a fence line, from which a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") at the southwest corner of that certain called tract to Bessie King as described in Volume 690, Page 170, bears North 59°05'51" West, a distance of 60.00 feet;

THENCE: North 33°18'07" East, for a distance of 57.02 feet, to a point;

THENCE: South 6°37'40" East, for a distance of 48.02 feet, to a point;

THENCE: North 66°40'56" West, for a distance of 44.81 feet, to a point in the west boundary line of said Kehl tract;

THENCE: North 33°18'07" East, for a distance of 113.86 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the south right-of-way line of County Road 103, and the north boundary line of said 117 acre tract, from which a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") at the northwest corner of the above mentioned King tract bears North 38°38'25" West, a distance of 63.05 feet;

THENCE: South 38°38'25" East, for a distance of 147.56 feet, with the south right-of-way line of County Road 103 and the north boundary line of said 117 acre tract, back to the Place of Beginning and containing 0.515 acres of land, more or less.