

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 October 11, 2013, executed by **DUSTIN T. DORCZ AND COURTNEY D. DORCZ, HUSBAND AND WIFE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2013-00310701, Official Public Records of Angelina County, Texas; said Deed of Trust being re-recorded under Instrument No. 2013-00311191, Official Public Records of Angelina County, Texas Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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, February 1, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Angelina County Courthouse at the place designated by the Commissioner's Court for such sales in Angelina 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 a 2013 CMH Manufactured Home, Serial No. CSS013637TXAB.

FILED
1:00 O'CLOCK P.M.
DEC 22 2021
AMY FINCH
County Clerk
Angelina County, Texas
At Law
MCS

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.

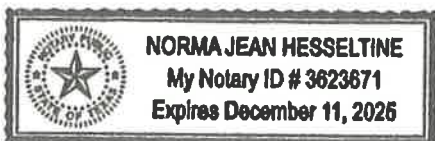
EXECUTED this 16 day of December, 2021.

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 16 day of December, 2021, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Sheryl LaMont
Posted by Sheryl La Mont, Dec. 22, 2021.

EXHIBIT "A"

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. ALDREDGE SURVEY, ABSTRACT NO. 55 and being all that certain called 1.116 acre tract conveyed to Dustin Dorez in Document # 2011-00281126 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pin found for the Southwest corner of the aforesaid referred to 1.116 acre tract and the Southeast corner of a called 0.868 acre tract-TRACT FIVE conveyed to Cody Ryan Adams in the document recorded in Volume 2178 on Page 103 of the Real Property Records of the said County, from which a 1/2" iron pipe found for the Southwest corner of the said 0.868 acre tract bears N 89° 07' 02" W at 158.69 feet;

THENCE, along the common boundary line of the said 1.116 acre tract and the said 0.868 acre tract, N 00° 52' 58" E at 238.70 feet a PK nail set, in the approximate centerline of Aldredge Circle (60' wide road) for the Northwest corner of the said 1.116 acre tract, the Northeast corner of the said 0.868 acre tract, from which a 1-1/2" iron pipe found for reference bears S 05° 18' 35" W 23.85 feet;

THENCE, along the North boundary line of the said 1.116 acre tract and along the said centerline, S 89° 56' 00" E at 81.97 feet a 1/2" iron pin set for the Northeast corner of the said 1.116 acre tract and the Southwest corner of a called 0.83 acre tract-TRACT SEVEN conveyed to Dustin Dorez, et al in the document recorded in Volume 1599 on Page 205 of the said Real Property Records;

THENCE, along the common boundary line of the said 1.116 acre tract and the said 0.83 acre tract, S 44° 20' 50" E at 340.59 feet a 1/2" iron pin set for the Southeast corner of the said 1.116 acre tract and the Southeast corner of the said 0.83 acre tract;

THENCE, along the South boundary line of the said 1.116 acre tract, N 89° 07' 02" W at 323.76 feet the **POINT AND PLACE OF BEGINNING** and containing 1.116 acres of land, more or less, of which 0.07 acre lies within the said Aldredge Road.

The bearings for this tract are based on the South boundary line of the said 0.868 acre tract (N 89° 07' 02" W).