

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 September 15, 2020, executed by JAMES MICHAEL CHOMETA AND TAMMY CHRISTINE CHOMETA, A MARRIED COUPLE ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2020-00398691, Official Public Records of Angelina County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hessestine, whose address is listed below, or 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 4, 2025**, (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 2021 Cavalier Manufactured Home, Serial No. CBC051653ALAB.

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, 2024.

FILED
AT 4:12 O'CLOCK P M
DEC 17 2024

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

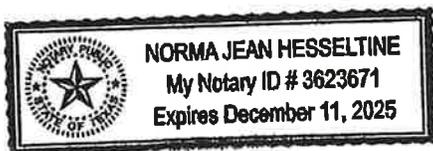
By CS

THE STATE OF TEXAS §
COUNTY OF NUECES §

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 16 day of December, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Posted by: *Sharon Pierre*
12/17/2024 Sharon St. Pierre
Substitute Trustee

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the S. DONEGAN SURVEY, ABSTRACT NO. 200, being a part or portion of that certain 98.108 acre tract described in a deed dated January 1, 2007 from the Thomas M. Green and Carolyn Kay Green Revocable Living Trust to Trust C in the Thomas M. Green and Carolyn Kay Green RLT and recorded in Instrument No. 2007-00224157 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail set on the centerline of Golf Course Road, for the North corner of the aforesaid referred to 98.108 acre tract and the Northwest corner of that certain 100.00 acre tract described in a deed dated July 27, 2014 from Allen Loggins, Jr., et al to Pinnamaneni Family Partnership, Ltd. and recorded in Instrument No. 2014-00318472 of the said Official Public Records;

THENCE, along the East boundary lines of the said 98.108 acre tract, along the West boundary lines of the said 100.00 acre tract, and along the centerline of the said Golf Course Road, the following three courses:

- 1) S 02° 26' 00" W 404.92 feet to a point for corner;
- 2) S 01° 15' 12" W 183.42 feet to a point for corner;
- 3) S 01° 12' 19" W 29.42 feet to a mag nail set for corner;

THENCE N 88° 47' 41" W, across the said 98.108 acre tract, at 25.00 feet pass on line a 1/2" iron pipe set for reference, at a total distance of 708.11 feet a 1/2" iron pipe set for corner on the Northwest boundary line of the said 98.108 acre tract and the Southeast boundary line of that certain 40 acre tract described in a deed dated April 29, 2010 from Joyce Kay Johnson, et al to Woodrow W. Doyle, et al and recorded in Instrument No. 2010-00267709 of the said Official Public Records, from which a 1/2" iron pipe found for the Northeast corner of that certain 7.84 acre tract described as Tract 1 in a deed dated March 23, 2017 from Brent A. Bostic, et al to Dustin Paul Davis, et al and recorded in Instrument No. 2017-00350670 of the said Official Public Records bears S 50° 27' 33" W 510.06 feet;

THENCE N 50° 27' 33" E, along the Northwest boundary line of the said 98.108 acre tract and along the Southeast boundary line of the said 40 acre tract, at 921.61 feet pass a concrete monument found near a fence corner, at a total distance of 946.32 feet the POINT AND PLACE OF BEGINNING and containing 5.00 acres of land, more or less.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 03/29/2024

Grantor(s): Rubi Cirenia Madrid Interiano

Mortgagee: Parkplace Boardwalk, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2024-446762

Property County: Angelina County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Angelina** County, Texas, being more particularly described as, **LOT NUMBER TWO (2) OF THE GREEN RIDGE SUBDIVISION, ANGELINA COUNTY, TEXAS, AS THE THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN CABINET 'A', SLIDE 162B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, INCLUDING ALL IMPROVEMENTS THEREON.** (more particularly described in the Loan Documents).

Date of Sale: 1/7/2025

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

FILED
AT 4:11 O'CLOCK P.M.

DEC 17 2024

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By CO

The Mortgagee, whose address is:

Parkplace Boardwalk, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12/17/2024



**Robert LaMont or Sheryl LaMont
or Allan Johnston or Ronnie
Hubbard or Lucia Cortinas or
Michelle Figueroa or Enrique
Loera or Susana Garcia or Donna
Brammer or Katrina Rodriguez or
Cesar Acosta or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or Sarah Friedman
or Viridiana Silva or Tami
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

Posted by: Sharon St. Pierre
12/17/2024 Sharon St. Pierre
Substitute Trustee