

#67

REMOVE POSTING BY:

August 07, 2024

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 16, 2021, executed by **ALYSSA NICOLE GIBSON, A SINGLE PERSON, AND AUSTIN HORTON, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-319413, Official Public Records of Grimes County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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, August 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Grimes County Courthouse at the place designated by the Commissioner's Court for such sales in Grimes County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 2021 CMH Manufactured Home, Serial No. BEL014661TX.

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 20 day of June, 2024.

FILED FOR RECORD

At 1:59 O'Clock P M

JUN 21 2024

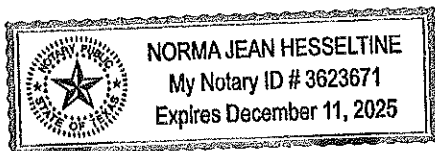
VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Mary Ann Hargrave Deputy

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 20 day of June, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 19, Block 47, Unit 7, Pinebrook Subdivision, a recorded subdivision in Grimes County, Texas according to the plat recorded in Volume 300, Page 274, Deed Records, Grimes County, Texas.



VG-1576-2024-67

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 67

Foreclosure Posting

Recorded On: June 21, 2024 01:59 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$7.00

******* 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: 67
Receipt Number: 20240621000021
Recorded Date/Time: June 21, 2024 01:59 PM
User: Mary H
Station: Clerk03

Record and Return To:

UPTON MICKITS & HEYMANN LLP
802 CARANCAHUA STE 450
CORPUS CHRISTI TX 78401



**STATE OF TEXAS
Grimes 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 Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski