

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 April 15, 2011, executed by SHARON POWERS, AN UNMARRIED WOMAN ("Mortgagor") to Chris Peirson, 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. 2011025984, Official Public Records of Williamson County, Texas; and assigned to COUNTRYPLACE MORTGAGE, LTD, by that certain Assignment of Deed of Trust dated November 29, 2023, filed for record under Instrument No. 2023099870, Official Public Records of Williamson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr. or Sharlet Watts, 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, February 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Williamson County Courthouse at the place designated by the Commissioner's Court for such sales in Williamson 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.

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 13 day of December, 2023.

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

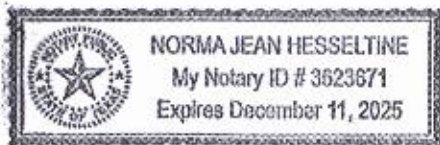
FILED FOR RECORD

DEC 14 2023

Nancy E. Ruster
County Clerk, Williamson Co., TX

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 13 day of December, 2023, to certify which witness my hand and official seal.



Nancy E. Ruster
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Three (3), Block "D", Valley Vista, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet P, Slides 18-20, Plat Records of Williamson County, Texas.

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