

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 August 8, 2012, executed by **CHERYL BAIRD AND JOSEPH BAIRD, WIFE AND HUSBAND** ("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. 201258, Official Public Records of Live Oak County, Texas; and modified by that certain Loan Modification Agreement dated September 26, 2012, filed for record under Instrument No. 202217, Official Public Records of Live Oak County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated November 15, 2018, filed for record under Instrument No. 226176, Official Public Records of Live Oak County, Texas Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, or Amy Ortiz, 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 **Wednesday, January 2, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Live Oak County Courthouse at the place designated by the Commissioner's Court for such sales in Live Oak 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, 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.

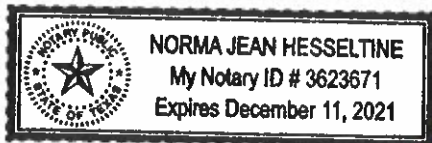
EXECUTED this 28th day of November, 2018.

FILED Dec 4 A.D. 2018
LIVE OAK COUNTY, TEXAS
IDA MARRIOTT COUNTY COURT
BY Sharon Penny DEPUTY
AT 2:30 O'CLOCK PM

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee 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 28th day of November, 2018, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A 6.00 acre tract of land, more or less, (designated Tract C on that certain Plat dated July 30, 2009 by Ronald L. Petrus, RPLS 4030, showing survey of Four 6.00 acre tracts of land), being part of Tract No. 8 of the Dun Goynes Estate, as shown on map recorded in Volume 4, Page 367 of the Surveyor's Records of Live Oak County, Texas, and being also comprised of a portion of Lot No. 3 of the Partition Subdivision of the Mike Dolan Estate, as shown on map recorded in Volume 4, Page 3 of said Surveyor's Records, and said Tract No. 8 being the same called 30 acre tract conveyed from Nellie B. Goynes Gregorcyk, et al, to John Daniel Goynes and wife, Jeannie Goynes, by Partition Deed dated December 21, 1979, recorded in Volume 313, Page 411 of the Deed Records of Live Oak County, Texas;

Said 6.00 acre tract, which is comprised of a portion of the Patrick McGloin Survey, Abstract 28, is situated in Live Oak County, Texas, approximately 5 miles east of the town of George West and is described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod (with cap stamped "RPLS 4030") found in the southeastern boundary of County Road No. 337, the northwest line of said Tract No. 8, the northwest line of Lot No. 4 of said Partition Subdivision of the Mike Dolan Estate, at the west corner of another 6.00 acre tract (Tract A), just surveyed, and the north corner of a called 6.00 acre tract conveyed to Rebecca Dian Stancik by Gift Deed dated June 6, 2007, recorded in Volume 29, Page 32 of the Official Public Records of Live Oak County, Texas, whence a 3/4" iron rod found at the west corner of said Stancik called 6.00 acre tract, the west corner of said Tract No. 8 and the north corner of Tract no. 7B of said Dan Goynes Estate bears S 39 deg. 16' 00" W, a distance of 413.94 ft.;

THENCE N 39 deg. 16' 00" E (Platted N 41 deg. 34' 28" E) along the northwest line of said Tract No. 8, the northwest line of said Lots No. 4 & 3, and the southeastern boundary of said County Road No. 337, a distance of 828.00 ft. to a 5/8" iron rod set at the north corner of another 6.00 acre tract (Tract B), just surveyed, for the BEGINNING POINT and the west corner of this tract;

THENCE N 39 deg. 16' 00" E along the northwest line of this tract, the northwest line of said Tract No. 8, the northwest line of said Lot No. 3 and the southeastern boundary of said County Road 337, a distance of 414.00 ft. to a 5/8" iron rod set at the west corner of another 6.00 acre tract (Tract D), just surveyed, for the north corner of this tract;

THENCE S 50 deg. 43' 19" E along the northeast line of this tract, the southwest line of said other 6.00 acre tract (Tract D), just surveyed, and crossing said Tract No. 8 and said Lot No. 3, a distance of 631.01 ft. to a 5/8" iron rod set in the southeast line of said Tract No. 8, the southeast line of said Lot No. 3 and at the south corner of said other 6.00 acre tract (Tract D), just surveyed, for the east corner of this tract, same being also a point in the northwest line of a called 51 acre tract (Third Tract) conveyed to Simon Grossman & Edward Grossman by Deed recorded in Volume 172, Page 604 of said Deed Records;

THENCE S 39 deg. 16' 00" W (Platted S 41 deg. 34' 28" W) along the southeast line of this tract, the southeast line of said Tract No. 8, the southeast line of said Lot No. 3 and the northwest line of said called 51 acre tract, a distance of 414.00 ft. to a 5/8" iron rod set at the east corner of said other 6.00 acre tract (Tract B), just surveyed, for the south corner of this tract;

THENCE N 50 deg. 43' 19" W along the southwest line of this tract, the northeast line of said other 6.00 acre tract (Tract B), just surveyed, and crossing said Tract No. 8 and said Lot No. 3, a distance of 631.01 ft. to the BEGINNING POINT of this tract, containing 6.00 acres, more or less.

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