

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 July 29, 2016, executed by **RYAN M. SCHUCH A/K/A RYAN MICHAEL MARK SCHUCH AND ANNA M. SCHUCH, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2016047171, Official Public Records of Galveston County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Patricia Poston, Nick Poston, David Poston, Chris Poston, Anna Sewart, David Barry, Byron Sewart or Austin DuBois, 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, June 4, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Galveston County Courthouse at the place designated by the Commissioner's Court for such sales in Galveston 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 the 2017 Palm Harbor Manufactured Home, Serial No. PHH320TX1625675AB.

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.

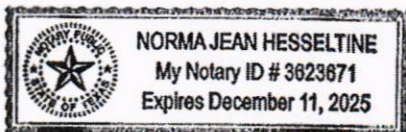
EXECUTED this 26 day of April, 2024.

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 26 day of April, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A part of Tract #8, Block 24, SAN LEON FARM HOME TRACTS, Galveston County, Texas, and more particularly described as follows:

BEGINNING at a point in the South line of Tract Eight (8), Block Twenty-Four (24) of SAN LEON FARM HOME TRACTS, Amos Edwards League, Galveston County, Texas, according to a subdivision plat record, said point being 142 feet West of the Southeast corner of aforesaid Tract #8, a distance of 230 feet to a point for corner;

THENCE North and parallel to the East line of Tract #8, a distance of 230 feet to a point for corner;

THENCE West and parallel to the South line of Tract #8, a distance of 61.714 feet to a point for corner;

THENCE South and parallel to the East line of Tract #8, a distance of 230 feet to a point for corner in the South line of Tract #8;

THENCE East along the South line of Tract #8, a distance of 61.714 feet to the **PLACE OF BEGINNING** and containing 0.325 acres of land, more or less, all according to the map or plat recorded in Volume 254-A, Page 25, in the Office of the County Clerk of Galveston County, Texas;

BEING the same property conveyed to the first party by Deed dated July 7, 1987, and recorded in Volume 005-38, Page 1078, in the Office of the County Clerk of Galveston County, Texas.

FILED

Instrument Number: *FILED2024000551*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 05/02/2024 9:08AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*