

Notice of Foreclosure Sale

December 5, 2018

Copy of Original
Filed 12/01/18
Not Compared
or Verified

Deed of Trust ("Deed of Trust"):

Dated: March 19, 2013

Grantor: Abelardo Aparicio, Maria Nereida Medlock and Anthony Eugene Medlock

Trustee: K. Clifford Littlefield

Lender: Vanderbilt Mortgage and Finance, Inc.

Recorded in: Instrument No. 20131328 of the real property records of Limestone County, Texas

Legal Description: See Exhibit A

Including manufactured home more particularly described as: 2013 CMH 32SSL32764AH13

Secures: Promissory Note ("Note") in the original principal amount of \$129,295.83, executed by Abelardo Aparicio, Maria Nereida Medlock and Anthony Eugene Medlock ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok, Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Wednesday, January 2, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: At the front door of the Limestone County Courthouse, 200 West



State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

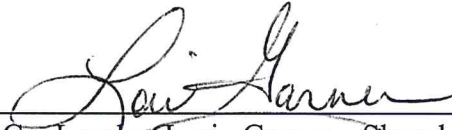
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



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EXHIBIT "A"

BEING a 2.203 acres tract of land situated in the Andres Varela Survey A-29, Limestone County, Texas, and being all of that called 1.223 acres First Tract and that called 1.00 acres Second Tract described in the deed to Abelardo Aparicio recorded in Vol. 1228, Pg. 66, Deed Records of Limestone County, Texas (L.C.D.R.), said 2.203 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found bridge nail in the intersection of South margin of county road LCR 420 and the East margin of LCR 421 at the base of a 12" treated fence corner post for the Northwest corner of said First Tract and this tract

THENCE N.69° 048' 00" E. with the South margin of said LCR 420 and the North line of said First Tract, at 183.30 ft. the Northeast corner of said First Tract and the Northwest corner of said Second Tract, continuing with the North line of said Second Tract, in all 339.84 ft. to a found bridge nail at the base of cross-tie fence corner post for the Northeast corner of said Second Tract and this tract, same being the Northwest corner of the G. Bozeman called 2 acres tract of record in Vol. 1254, Pg. 791, L.C.D.R.;

THENCE S. 30° 00' 00" E. 277.00 ft. with the East line of said Second Tract and the West line of said Bozeman tract along the inside of a fence to a set ½" iron rod for the Southeast corner of said Second Tract and this tract, same being an ell corner in the North line of the B.J. Fewell called 50.77 acres tract of record in Vol. 1302, Pg. 611, L.C.D.R., from which corner an occupied cross-tie fence corner post bears S.37°06'23"E. 29.69 ft.

THENCE S. 69° 48' 00" W. 156.54 ft with the South line of said Second Tract to a set ½" iron rod for the Southwest corner of said Second Tract and an ell corner in the South line of this tract, same being an ell corner in the North line of said Fewell tract;

THENCE N. 30° 00' 00" W. 26.00 ft with the West line of said Second Tract to a set ½" iron rod for the Southeast corner of said First Tract and an ell corner in the South line of this tract, same being an ell corner in the North line of said Fewell tract;

THENCE S. 54° 23' 57" W. 204.80 ft. with the South line of said First Tract to a set ½" iron rod in the East margin of county road LCR 421 for the Southwest corner of said First Tract and this tract, same being the Northwest corner of said Fewell tract from which corner an occupied cross-tie fence corner post bears S.25°19'19"E. 83.99 ft.;

THENCE N. 25° 36' 41" E. 303.08 ft. with the East margin of said LCR 421, and the West line of said First Tract to the point of BEGINNING, containing 2.203 acres more or less.

Filed for Record in:
Limestone County

On: Dec 10, 2018 at 01:21P

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Dec 10, 2018