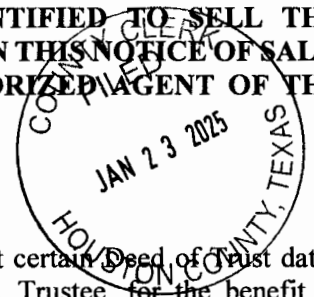


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE



PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 20, 2005, executed by ZAZA BASS, ("Mortgagor") to Kevin T. Clayton, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 053669, Official Public Records of Houston County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Mollie McCoslin, Christine Wheelless, Kevin Key or Jay Jacobs, 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, March 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Houston County Courthouse at the place designated by the Commissioner's Court for such sales in Houston 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 2005 CMH Liberty Manufactured Home, Serial No. CW2010102TXAB.

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.

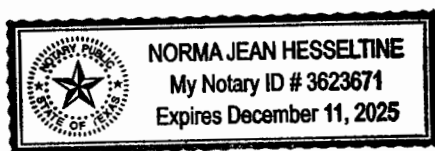
EXECUTED this 17 day of January, 2025.

K. C. L. T. F.

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 17 day of January, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

3.494 acres out of and a part of the S. K. SWEET SURVEY, A-1161, and the JOHN GREGORY SURVEY, A-38, in Houston County, Texas and being out of and a part of R.L. Harless called 91.5 acres tract, recorded in Vol. 585, Page 363 of the Houston County Deed Records, which 3.494 acres more particularly described by metes and bounds as follows:

BEGINNING on a ½ inch iron rod set for the South East corner of this tract, same being on or near the East line of S. K. SWEET SURVEY, A-1161, and the West line of LEVI WHITE SURVEY, A-1090 and also being in the North line of F.M. Hwy. No. 1280;

THENCE along with and near the North R.O.W. line of said F.M. Hwy. No. 1280, S 89 deg. 43' 56" W 324.54 feet, N 89 deg. 19' 36" W 80.10 feet, N 88 deg. 30' 59" W 78.69 feet, N 87 deg. 12' 42" W 77.93 feet, N 85 deg. 03' 04" W 103.16 feet and N 83 deg. 00' 15" W 80.89 feet;

THENCE along with and near the center of said Branch, N 3 deg. 54' 33" E 84.83 feet, S 56 deg. 26' 40" E 74.64 feet, N 77 deg. 26' 28" E 54.89 feet, S 74 deg. 59' 08" E 30.02 feet, N 48 deg. 00' 40" E 29.77 feet, S 85 deg. 49' 26" E 23.98 feet, N 31 deg. 05' 08" E

21.25 feet, N 87 deg. 39' 11" E 52.11 feet, N 8 deg. 50' 32" E 33.53 feet, N 47 deg. 42' 12" E 47.85 feet, N 73 deg. 19' 51" E 53.74 feet, S 86 deg. 49' 05" E 58.87 feet, N 41 deg. 27' 20" E 62.56 feet, N 69 deg. 56' 38" E 39.51 feet, N 17 deg. 53' 59" E 59.08 feet, N 75 deg. 03' 40" E 127.07 feet, N 88 deg. 39' 48" E 30.80 feet, N 40 deg. 32' 14" E 12.21 feet, N 71 deg. 15' 57" E 43.02 feet, and S 87 deg. 28' 26" E 51.87 feet to corner in same, same being on the East line of said SWEET SURVEY, A- 1161, and the West line of said WHITE SURVEY, A-1090, set ½ inch iron rod for reference corner S 2 deg. 43' 17" W 15.0 feet;

THENCE S 2 deg. 43' 17" W 358.87 feet to the place of beginning and containing 3.494 acres of land, more or less.