

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, 2010, executed by **MICHAEL RAY FORD, SINGLE, AND RAY FORD, SINGLE**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2010033121, Official Public Records of Houston County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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 5, 2024**, (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 a 2010 CMH Manufactured Home, Serial No. CLW030420TX.

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.

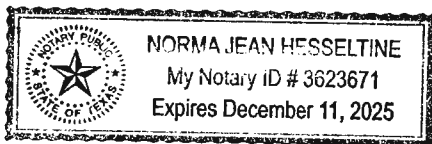
EXECUTED this 30 day of January, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 30 day of January, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 0.294 of an acre, more or less, out of and a part of the STEPHEN BENNETT SURVEY, ABSTRACT NO. 151, Houston County, Texas, and more particularly described by metes and bounds

All that certain tract or parcel of land, being a part of the STEPHEN BENNETT SURVEY, ABSTRACT NO. 151, Houston County, Texas, also being a part of that certain called 2 acre tract (3 acres SAVE AND EXCEPT 1 acre) conveyed to James R. Wallace et ux by TCF Bank Savings, fsb, April 21, 1993, recorded in Vol. 995, Page 434 of the Deed Records of Houston County, Texas, and a part of that certain called 1 acre tract conveyed to Jim Wallace et ux, by Willie Jean Cargill Newman, May 21, 1987, recorded in Vol. 859, Page 317 of the Deed Records of Houston County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a ½" Iron Rod set for corner at the Northeast corner of the above mentioned 1 acre tract and at the intersection of the South R.O.W. line of F.M. Road No. 2423 as described in Vol. 18, Page 622 of the Commissioners Court Minutes of Houston County, Texas, with the West margin of dirt County Road No. 1540;

THENCE S 0 deg. 02' W with the East line of said 1 acre tract and the West margin of dirt County Road No. 1640 a distance of 106.75 feet to a ½ inch Iron Rod set for corner;

THENCE N 88 deg. 38' 17" W a distance of 145.89 feet to a ½" Iron Rod set for corner;

THENCE N 1 deg. 21' 43" E a distance of 72.37 feet to a ½" Iron Rod set for corner in the North line of the above mentioned 2 acre tract and the South W.O.W. line of F.M. Road No. 2423;

THENCE in an Easterly direction with the North line of said 2 acre tract, the North line of said 1 acre tract and the South R.O.W. line of F.M. Road No. 2423, a curve to the left which has a delta angle of 5 deg. 42' 03", a R. of 1482.70 feet, a T. of 73.83 feet, an L. of 147.53 feet and a D. of 3 deg. 51' 51" to the place of beginning, containing 0.294 of an acre of land.