

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.

FILED FOR RECORD
COLORADO COUNTY, TX
MAR 14 PM 2:36

KIMBERLY MENKE
COUNTY CLERK MK

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 29, 2016, executed by **JULIE FERNANDEZ AND SANTIAGO O. GONZALEZ VALDEZ, BOTH SINGLE PEOPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Volume 804, Page 620, Official Public Records of Colorado County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Megan Randle, Robert Randle or Ebbie Murphy, 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 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, May 7, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Colorado County Courthouse at the place designated by the Commissioner's Court for such sales in Colorado County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2015 CMH Manufactured Home, Serial No.CSS015963TXAB.

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.

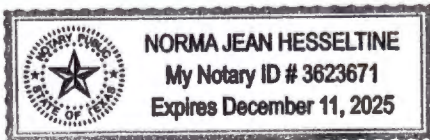
EXECUTED this 13 day of March, 2024.

K. C. 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 13 day of March, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 1.580 ACRE TRACT 1 OUT OF THE EASTERLY PORTION OF AN ORIGINAL 9.276 ACRE TRACT CONVEYED TO STEPHEN BAUMAN, ET UX IN INSTRUMENT IN VOLUME 476, PAGE 723 OF THE DEED RECORDS OF COLORADO COUNTY BEING THAT SAME TRACT DESCRIBED IN VOLUME 794, PAGE 141 OF THE DEED RECORDS OF COLORADO COUNTY OUT OF THE ROBERTY CUNNINGHAM SURVEY, ABSTRACT 16 IN COLORADO COUNTY, TEXAS, SAID 1.580 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 1/2 inch iron rod found at the Easterly corner of the herein described tract, the South corner of said 4.27 acre tract and the East corner of said 9.276 acre parent tract and marking the South corner of the Robert Braun 3.501 acre tract described in instrument in Volume 301, Page 594 of the Deed Records of Colorado County;

THENCE South 51 degrees 56 minutes 03 seconds West with the Northwest right-of-way line of County Road No. 2434 (100 ft. right-of-way) a distance of 126.02 ft. to a 1/2 inch iron rod found at the South corner of the herein described tract marking the lower East corner of a 40 foot road reserve described in Exhibit B recorded in Volume 794, Page 141 of the Deed Records of Colorado County;

THENCE with the Westerly boundary of the herein described 1.580 acre tract and the meanders of the Easterly right-of-way of said 40 foot road as follows:

THENCE North 72 degrees 22 minutes 15 seconds West with the Northeasterly or Easterly boundary of said 40 foot roadway a distance of 57.83 ft. to a 1/2 inch iron rod found at an angle point, North 77 degrees 18 minutes 42 seconds West-68.32 to an angle point, North 62 degrees 04 minutes 09 seconds West-31.64 ft. to an angle point, North 52 degrees 59 minutes 30 seconds West-78.05 ft. to an angle point, North 03 degrees 26 minutes 52 seconds West-102.13 ft. to an angle point, North 16 degrees 15 minutes 20 seconds East-44.37 to an angle point and North 25 degrees 58 minutes 09 seconds East-175.97 to a 1/2 inch iron rod found at the North corner of the herein described 1.580 acre Tract 1 in the Southwesterly boundary of said Robert Braun 3.501 acre tract;

THENCE South 35 degrees 30 minutes 58 seconds East with the Northeast boundary line of said 9.276 acre tract and the Southwest boundary of said Braun Tract a distance of 392.35 ft. to the PLACE OF BEGINNING and containing 1.580 acres of land.

FORTY FOOT EASEMENT PARCEL:

A TRACT OR PARCEL OF LAND BEING A 40 FOOT EASEMENT OUT OF THE

ROBERT CUNNINGHAM SURVEY, ABSTRACT 16 IN COLORADO COUNTY, TEXAS, SAID EASEMENT BEING A PART OF THAT SO CALLED 9.276 ACRE TRACT CONVEYED TO STEPHEN BAUMAN RECORDED IN VOLUME 476, PAGE 723 OF THE OFFICIAL RECORDS OF COLORADO COUNTY SAID 40 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ¼ inch iron rod found at the South corner of 1.580 acre tract in the Northeast right-of-way line of FM Highway No. 2434 (100 ft. right-of-way) and the Southeast line of said parent 9.276 acre tract;

THENCE South 51 degrees 56 minutes 03 seconds West with the Northwest right-of-way line of said FM Highway No. 2434 and the Southeast line of said parent 9.276 acre tract a distance of 48.42 ft. to a point at the South corner of said easement;

THENCE with the meanders of said easement as follows:

North 73 degrees 22 minutes 15 seconds West a distance of 28.82 ft. to an angle point, North 77 degrees 18 minutes 42 seconds West a distance of 71.95 ft. to an angle point, North 62 degrees 04 minutes 09 seconds West a distance of 40.17 ft. to an angle point, North 52 degrees 59 minutes 30 seconds West a distance of 99.68 ft. to an angle point, North 03 degrees 26 minutes 52 seconds West a distance of 127.543 ft. to an angle point, North 16 degrees 15 minutes 20 seconds East a distance of 54.71 ft. to an angle point and North 25 degrees 58 minutes 09 seconds East a distance of 201.10 ft. to a point in the Northeast line of said parent 9.276 acre tract, the Southwest line of a called 3.501 acre tract conveyed to Robert Braun in Volume 301, Page 594 of Colorado County Official Records, and the North corner of the herein described easement;

THENCE South 35 degrees 30 minutes 58 seconds East with the Northeast line of said parent 9.276 acre tract and the Southwest line of said Braun 3.501 acre tract a distance of 45.52 ft. to a ¼ inch iron rod found at the East corner of said 1.580 acre tract;

THENCE with the Southeast and Northeast line of said 1.580 acre tract and the Southeast and Northeast line of the herein described easement as follows:

South 25 degrees 58 minutes 09 seconds West a distance of 175.97 ft. to a ¼ inch iron rod found at an angle point, South 16 degrees 15 minutes 20 seconds West a distance of 44.37 ft. to a ¼ inch iron rod found at an angle point, South 03 degrees 26 minutes 52 seconds East a distance of 102.13 ft. to a ¼ inch iron rod found at an angle point, South 52 degrees 59 minutes 30 seconds East a distance of 78.05 ft. to a ¼ inch iron rod found at an angle point, South 62 degrees 04 minutes 09 seconds East a distance of 31.64 ft. to a ¼ inch iron rod found at an angle point, South 77 degrees 18 minutes 42 seconds East a distance of 68.32 ft. to a ¼ inch iron rod found at an angle point and South 72 degrees 22 minutes 15 seconds East a distance of 57.83 ft. to the PLACE OF BEGINNING.