

#57

**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 November 20, 2009, executed by RICKY WHITTEN, SINGLE, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 00032174, Official Public Records of Hill County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon, Angela Cooper or Jamie Dworsky, 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, November 7, 2023, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hill County Courthouse at the place designated by the Commissioner's Court for such sales in Hill County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2010 CMH Manufactured Home, Serial No. CLW029759TX.

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 6<sup>th</sup> day of October, 2023.

*K. Littlefield*

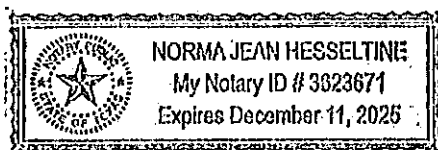
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2023 OCT 12 PM 1:03

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 6<sup>th</sup> day of October, 2023, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BEING** all of that tract of land in Hill County, Texas, out of the Cass County School Land Survey, A-119, and being a part of that called 134.5 acres described in a deed to Melodie W. Thibault recorded in Volume 1560, Page 502 of the Deed Records of Hill County, Texas, and being further described as follows:

**BEGINNING** at a 1/2 inch steel rod set on the Southwest line of said 134.5 acres, said point bearing North 31 degrees 43 minutes 25 seconds West, 1953.80 feet from a 5/8 inch steel rod found at the South corner of said 134.5 acres,

**THENCE** North 31 degrees 43 minutes 25 seconds West, 694.72 feet along the Southwest line of said 134.5 acres to a 1/2 inch steel rod set for corner;

**THENCE** generally along the center of H.C.R. 3372 as follows:

North 63 degrees 21 minutes 46 seconds East, 561.41 feet to a 1/2 inch steel rod set;

North 67 degrees 26 minutes 42 seconds East, 129.15 feet to a 1/2 inch steel rod set;

North 75 degrees 34 minutes 56 seconds East, 82.72 feet to a 1/2 inch steel rod set;

**THENCE** South 10 degrees 57 minutes 04 seconds East, 641.46 feet to a 1/2 inch steel rod set;

**THENCE** South 58 degrees 16 minutes 35 seconds West, 538.19 feet to the Point of Beginning, containing 10.000 acres of land more or less.

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401