

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
2022 JUL - 7 PM 4:41
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY TEXAS
BY: *[Signature]*

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 10, 2013, executed by JAMES K. MASTERS, A SINGLE PERSON ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2013-39377, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or Stephanie Hernandez, 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, August 2, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 2009 Al/Tex Manufactured Home, Serial No. DSETX11752AB.

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.

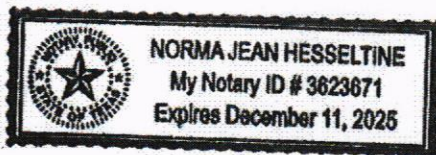
EXECUTED this 10 day of July, 2022.

Margie Allen
Substitute Trustee

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
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 10 day of July, 2022, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A 4.001 ACRE TRACT-JAMES K. MASTERS

A TRACT OR PARCEL OF LAND CONTAINING 4.001 ACRES OUT OF AND A PART A CERTAIN 80.00 ACRE TRACT CONVEYED TO BRAEBAR INC. BEING KNOWN AS TRACT 2 DESCRIBED IN INSTRUMENT IN VOLUME 1154, PAGE 903 OF THE OFFICIAL RECORDS OF HARDIN COUNTY OUT OF THE JOHN HOUSTON SURVEY, ABSTRACT 270 IN HARDIN COUNTY TEXAS SAID 4.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron rod found marking the Northeast corner of said 4.001 acre tract out of said 80.000 acre tract and located West a distance 589.00 ft. from a concrete monument marking the Northeast corner of said 80.00 acre tract

THENCE West continuing with the North boundary of said 80.00 acre tract a distance 148.00 ft. to a ½ inch iron rod found at the Northwest corner;

THENCE South 00 degrees 14 minutes 00 seconds East with the West boundary of said 4.001 acre tract and East boundary of the remainder 80.00 acre tract a distance 1177.63 ft. to a ½ inch iron rod found at the Southwest corner of said 4.001 acre tract described in Document No. 2013-38446 of the Official Public Records of Hardin County in the North right-of-way line of Villa Road (80 ft. right-of-way);

THENCE North 89 degrees 54 minutes 04 seconds East with the North right-of-way of said Villa Road a distance of 148.00 ft. to a ½ inch iron found at the Southeast corner of the herein described 4.001 acre tract and marking the Southwest corner of the remainder 80.00 acre tract;

THENCE North 00 degrees 14 minutes 00 seconds West with the East boundary of the herein described 4.001 acre a distance of 1177.38 ft. to the PLACE OF BEGINNING and containing 4.001 acre and being as 2549 Villa Road, Kountze, Texas 77625.

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