

COPY

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 May 31, 2013, executed by LADEANA G. FOWLER AND CHARLES A. FOWLER, BOTH SINGLE PEOPLE, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2013-38151, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltime, whose address is listed below, or Margie Allen, Angie Brooks, 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, October 1, 2024, (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 2011CMH Manufactured Home, Serial No. CLW032347TX.

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.

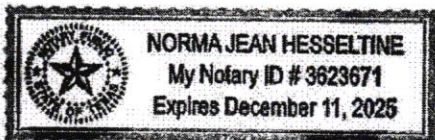
EXECUTED this 23 day of August, 2024.

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

Margie Allen
Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 23 day of August, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Field notes to a 0.219 acre tract of land out of Block 20, of the J. J. Allums First Addition to Kountze, Hardin County, Texas.

also known as the Allums First Williams Addition, BEGINNING at a 1" Pipe in the north line of Block 20 at the northeast corner of the Post Office Tract, said iron rod is located N 89° 00' E 111.00 feet from the northwest corner of said Block 20.

THENCE N89° 00' E 86.00 feet with the north line of said Block 20 to an iron rod.

THENCE S01° 00' E 111.00 feet to an iron rod.

THENCE S89° 00' W 86.00 feet to an iron rod.

THENCE N01° 00' W at 46.00 feet pass a 1" pipe at the southeast corner of the said Post Office Tract and at a total distance of 111.00 feet the place of beginning, containing 0.219 acres of land.

FILED FOR RECORD

2024 AUG 29 PM 3:24

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

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