

November

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 March 28, 2014, executed by **ALAN EDWARD WATERS AND TRACIE DANNE WATERS, HUSBAND AND WIFE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 20141091, Official Public Records of Robertson County, Texas, said Deed of Trust being re-recorded under **Instrument No. 20141192**, Official Public Records of Robertson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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 Robertson County Courthouse at the place designated by the Commissioner's Court for such sales in Robertson 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 2006 CMH Manufactured Home, Serial No. BRK000540TXAB.

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.

FILED FOR RECORD IN
Robertson County
On: Oct 10, 2023 at 04:01P
By: Maxine Lattimore

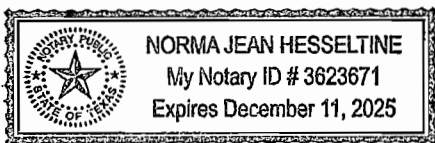
EXECUTED this 5 day of October, 2023.

I, undersigned County Clerk, do hereby certify that the above notice was duly posted on 10 day of October, 2023 at 4:10 am/pm
Stephanie M. Sanders, Robertson County Clerk
by: [Signature]

[Signature]
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 5 day of October, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land situated in Robertson County, Texas, being part of the Francis Slaughter Survey, Abstract No. 335 and being part of a 41.462 acre tract (1/3 interest) as conveyed from Joe Bill Savell, et ux to Donna Raye Savell by Deed dated September 4, 1988 and being recorded in Volume 519, Page 448 of the Official Records of said Robertson County and being more particularly described by metes and bounds as follows, to wit:

BASIS OF BEARINGS: Texas State Plane Coordinate System of 1983, Texas Central Zone.

4.000 ACRES

BEGINNING at a point on a common line between the center of Wolf Den Creek and a James Steele "Tract 6" - 91.8 acres (952/447) for the Southeast corner of the Price Family Revocable Living Trust 15.719 acre tract (875/469) and for a common Northeast corner of said original 41.462 acre tract and of this tract, an iron pin found for reference bears S 67° 57' 15" W - 47.33 feet;

THENCE with the center of said Wolf Den Creek, same being a common line between said original 41.462 acre tract and said Steele 91.8 acre tract as follows:

S 63° 05' 16" E - 38.23 feet to a point for an exterior ell corner of this tract;
S 53° 21' 26" E - 47.12 feet to a point for an exterior ell corner of this tract;
S 51° 01' 41" E - 24.02 feet to a point for an exterior ell corner of this tract;
S 15° 34' 11" E - 33.92 feet to a point for an exterior ell corner of this tract;
S 54° 03' 30" W - 45.30 feet to a point for an interior ell corner of this tract;
S 04° 36' 03" E - 68.44 feet to a point for an exterior ell corner of this tract;
S 08° 17' 26" W - 94.13 feet to a point for an exterior ell corner of this tract;
S 32° 34' 05" W - 51.62 feet to a point for an interior ell corner of this tract;
S 10° 03' 04" W - 47.49 feet to a point for an interior ell corner of this tract;
S 32° 12' 27" E - 39.18 feet to a point for an interior ell corner of this tract;
S 81° 35' 29" E - 49.21 feet to a point for an interior ell corner of this tract;
N 83° 55' 15" E - 34.26 feet to a point for an interior ell corner of this tract;
N 68° 30' 08" E - 56.36 feet to a point for an exterior ell corner of this tract;
S 42° 40' 57" E - 35.90 feet to a point for an interior ell corner of this tract;
S 58° 25' 53" E - 25.90 feet to a point for an exterior ell corner of this tract;
S 30° 15' 57" E - 40.55 feet to a point for the Southeast corner of this tract, an iron pin set for reference bears S 67° 57' 15" W - 50.00 feet;

THENCE entering said original 41.462 acre tract for division as follows:

S 67° 57' 15" W - 400.48 feet to an iron pin set for the Southwest corner of this tract;
N 22° 02' 45" W - 519.37 feet to an iron pin set on a common line between said original 41.462 acre tract and said Price 15.719 acre tract for the Northwest corner of this tract;

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

THENCE N 67° 57' 15" E - 350.00 feet with a common line between said original 41.462 acre tract and said Price 15.719 acre tract to the PLACE OF BEGINNING and containing 4.000 Acres of Land.

WITH A 30 FEET WIDE - 1.620 ACRE ACCESS AND UTILITY EASEMENT

BEGINNING at an iron pin found on the East line of Pin Oak Road (County Road No. 329) and its intersection with a common line between said original 41.462 acre tract and said Price 15.719 acre tract for the Northwest corner of this;

THENCE N 67° 57' 15" E - 160.14 feet with an occupied common line as fenced between said original 41.462 acre tract and said Price 15.719 acre tract to a point for an exterior ell corner of this;

THENCE entering said original 41.462 acre tract as follows:

**S 50° 13' 48" E - 509.79 feet to a point for an interior ell corner of this;
S 88° 35' 58" E - 169.15 feet to a point for an interior ell corner of this;
N 42° 55' 06" E - 71.81 feet to a point on the West line of above described 4.000 acre tract for the Northeast corner of this;**

THENCE S 22° 02' 45" E - 33.11 feet with the West line of said 4.000 acre tract to an iron pin set for the Southwest corner of said 4.000 acre tract and for the Southeast corner of this;

THENCE continuing within said original 41.462 acre tract as follows:

**S 42° 55' 06" W - 71.31 feet to a point for an exterior ell corner of this;
N 88° 35' 58" W - 193.10 feet to a point for an exterior ell corner of this;
N 50° 13' 48" W - 502.27 feet to a point for an interior ell corner of this;
S 67° 57' 15" W - 1585.20 feet to a point on the East line of said Pin Oak Road for the Southwest corner of this;**

THENCE N 20° 06' 42" W - 30.00 feet with the East line of said Pin Oak Road to the PLACE OF BEGINNING and containing 1.620 Acre of Land for an access and utility easement.