

**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 December 23, 2008, executed by **GUADALUPE GARCIA, JR., A MARRIED PERSON, AND CELINA GARCIA, WIFE** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 395963, Official Public Records of Jim Wells County, Texas, Mortgagee appoints K. Clifford Littlefield, Norma Jean Hesselstine or Amanda P. Marcum, whose address is 802 N. Carancahua, Suite 450, Corpus Christi, Texas 78401, 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, 2017**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Jim Wells County Courthouse at the place designated by the Commissioner's Court for such sales in Jim Wells County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 the 2008 CMH Pinehurst Manufactured Housing Unit, Serial No. CSS009410TXAB.

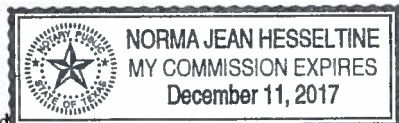
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 5<sup>th</sup> day of October, 2017.

*K Littlefield*  
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**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](mailto: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<sup>th</sup> day of October, 2017, to certify which witness my hand and official seal.



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

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

11:00 FILED  
AT O'CLOCK M

OCT 10 2017

*[Signature]*  
\_\_\_\_\_  
Deputy

**EXHIBIT "A"**

Being 2.00 acres of land, more or less, our of a called 5.34 acre tract of land, said 5.34 acres being out of the South part of the West one half of Lot Two (2) Block Ten (10) and Lot 8, Block Eleven (11), Section 3, of the GEORGE R. SCOTT'S RESUBDIVISION OF THE WILLIAM BENTON RANCH, as recorded in the Transcribed Map Records, of Jim Wells County, Texas. And being out of the Los Sauces Anotonio Longoria Survey No. 4, Abstract 280, situated approximately 7.5 Southeast of Alice, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½' iron rod found for the Southeast corner of the said 5.34 acre tract and hereof and the North right of way of County Road 3362 (50 foot wide road) and the **PLACE OF BEGINNING**;

**THENCE** with the North right of way of County Road 3362, N 86° 55' 00" W, a distaice of 329.23 feet to a nail in a fence post for corner and the Southwest corner hereof;

**THENCE** depart **THE** North Right of Way of County Road 3362 and cross said 5.34 acres the following courses;

N 03° 05' 00" E, a distance of 264.6 feet to an iron rod set and the Northwest corner hereof;

S 86° 55' 00" E, a distance of 330.00 feet to a ½' iron rod set in the east line of said 5.34 acres and the Northeast corner hereof;

**THENCE** with the East line hereof and said 5.34 acres, S 03° 14' 58" W, a distance of 264.67 feet to the **PLACE OF BEGINNING** and containing 2.00 acres of land, more or less.