

14-0015FC

**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 **August 7, 2004, executed by BILL D. STEELE AND CONNIE M. STEELE** ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. Instrument No. 2004-4391, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, and Jo Ann Geraughty, Kimberly Stahl, Sandra Dunbar and Curtis Musick, whose business address is 3009 S. John Redditt Drive, Suite E-178, Lufkin, Texas 75904, 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, June 7, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Shelby County Courthouse at the place designated by the Commissioner's Court for such sales in Shelby 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 the Manufactured Housing Unit, 1999 CMH Sensation Manufactured Housing Unit, Serial No. CLW014012TX.

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.

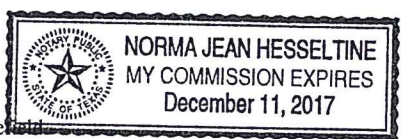
**EXECUTED** this 15<sup>th</sup> day of April, 2016.

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2016 APR 19 AM 10 46  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

*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](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 15<sup>th</sup> day of April, 2016, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

EXHIBIT "A"

**CARL O. BIRDWELL SURVEYING**

RT. 1 BOX 564

SAN AUGUSTINE, TEXAS 78823

Phone: (936) 275-1544

A. W. CANFIELD SURVEY

A-136

Fax: (936) 275-1544

STATE OF TEXAS

COUNTY OF SHELBY

**"LEGAL DESCRIPTION"  
TO A 1.00 ACRE TRACT OF LAND**

Being a description to a 1.00 acre tract of land out of and a part of the A. W. CANFIELD SURVEY, A-136 of Shelby County, Texas, being the Northern 1.00 acre of that certain 3.00 acre tract conveyed to CLIFFORD and MICKEY COLEMAN, Feb. 15, 1996, recorded in Vol. 799, pg. 460 of the Deed Records of Shelby County, Texas, said 1.00 acre being located Southeast of and adjoins the Southeast margin of County Road # 4620, about 0.7 mile South of U.S. Hwy. # 59, being about 1.0 mile Southwest of Tenaha, Texas and being described by metes and bounds as follows, to-wit:

**BEGINNING:** At a point found in the Southeast margin of CR-4620 for the NWC of said 3.0 acre tract and this 1.00 acre tract, being the SWC of W. M. WARE 6 acre tract (278/545 DR), an iron bar fnd. for reference corner brs. S 75° 00' E, 5.61 ft.

**THENCE:** S 75° 00' 00" E, 620.00 ft. along the SBL of WARE'S 6 acre tract to a 1/2" iron pipe found for the NEC of said 3.0 acre tract and this 1.00 acre tract at a X-tie FCP.

**THENCE:** S 15° 00' 00" W, 118.00 ft. along the EBL of said 3.0 acre tract to a 1/2" iron rod set for the SEC of this 1.00 acre tract in said EBL.

**THENCE:** Crossing said 3.0 acre tract as follows:

(1.) N 68° 36' 55" W 286.47 ft. to 1/2" iron rod.

(2.) N 81° 54' 03" W 70.46 ft. to 1/2" iron rod.

(3.) N 31° 05' 54" W 107.60 ft. to 1/2" iron rod.

(4.) N 75° 00' 00" W 187.83 ft. to a point in the Southeast margin of

CR-4620 for the SWC of this 1.00 acre tract, a 1/2" iron rod set for reference corner brs. S 75° 00' E, 5.61 ft.

**THENCE:** N 15° 00' 00" E, 20.00 ft. along the Southeast margin of CR-4620 to the point of beginning containing 1.00 acre of land.

