

**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 September 10, 2012, executed by **JAMES ROBINSON AND WIFE, CHARLESETTA ROBINSON AND DAVID BROWN AND WIFE, ETTA BROWN a/k/a ETTA JAMES KINNEY** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2012005039, Official Public Records of Cass County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Gary Owen, Joe Hotzel or Rusty Hicks, whose business address is 1001 Texas Blvd., #108, Texarkana, Texas 75501, 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 6, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Cass County Courthouse at the place designated by the Commissioner's Court for such sales in Cass 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 2005 CMH Cheyenne Manufactured Housing Unit, Serial No. CBH015302TX.

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.

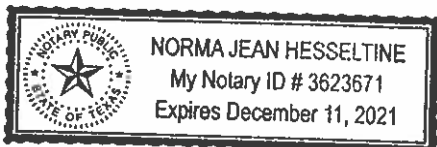
**EXECUTED** this 25<sup>th</sup> day of June, 2019.

*K Littlefield*  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
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FILED FOR RECORD  
2019 JUL -1 AM 8:32  
AMY L. VARNELL  
CASS COUNTY CLERK

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25<sup>th</sup> day of June, 2019, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Legal description of the land:**

All that certain 1.00 acre tract of land in the Cynthia Latimer Survey, Abstract No. 653, Cass County, Texas, being a part of that 21.936 acre tract of land conveyed to Arthur D. Anderson by Warranty Deed recorded in Volume 611, Page 359, of the Deed records of Cass County, Texas, said 1.00 acre tract of land being more particularly described by metes and bounds as follows.

**BEGINNING** at a railroad spike found in the center of County Road No. 2343 for the Southwest corner of a 1.00 acre tract of land conveyed to James A. Dowall et ux, by Warranty Deed recorded in Volume 1112, Page 563, the Northwest corner of said Anderson tract and of this described tract, from which a 1/2" rebar set for reference at a cross-tie fence corner post bears N 84° 25' 16" E, 25.76';

**THENCE** East ( Bearing Basis GPS Data) 272.61' generally along a fence to a 1/2" rebar set for the Northeast corner of this described tract;

**THENCE** S 00° 01' 48" W, 107.43' pass the Northeast corner of the hereinafter described 30' Access Easement, continuing along this same course a total distance of 137.43' along a new line to a 1/2" rebar set for the Southeast corner of this described tract;

**THENCE** West, at 335.98' pass a 1/2" rebar set for reference in a fence, continuing along this same course a total distance of 360.98' along a new line to a point in center of County Road No. 2343 for the Southwest corner of said Easement and of this described tract;

**THENCE** N 32° 44' 55" E, at 35.67' pass the Northwest corner of said Easement, continuing along this same course a total distance of 163.49' along said center to the Point of Beginning, containing 1.00 acres of land, more or less.

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