

**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 16, 2004, executed by **CLAYTON R. VAUGHAN AND TIFFANY N. VAUGHAN**, ("Mortgagor") to Kevin T. Clayton, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2004-00035259, Official Public Records of Cass County, Texas; said Deed of Trust being corrected under Instrument No. 2004-00035328, Official Public Records of Cass County, Texas; Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, 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 5, 2024**, (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 the 2004 CMH Manufactured Home, Serial No. CSS006087TXAB.

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 1<sup>st</sup> day of October, 2024.

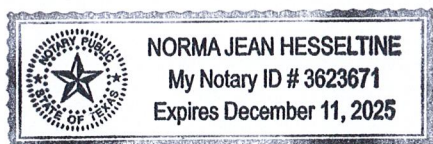
*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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FILED FOR RECORD  
2024 OCT -3 AM 11:39  
AMY L. VARNELL  
CASS COUNTY CLERK

THE STATE OF TEXAS §  
COUNTY OF JUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 1<sup>st</sup> day of October, 2024, to certify which witness my hand and official seal.



*Norma Jean Hesseltine*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

DESCRIPTION: Being all those certain tracts or parcels of land being a part of a 32.58 acre tract Recorded in Volume 1007, Page 31, also being a part of a 150.7 acre tract situated in the W. S. GRACE SURVEY, Abstract No. 428, Cass County, Texas, and being a part of the same tract of land conveyed from W. H. Hale and wife, to J. L. Farmer by Warranty Deed dated January 22, 1932, recorded in Volume F-6, Page 117 of the Deed Records of Cass County, Texas, and being a part of the land divided and bequeathed unto Goldie English Farmer by J. L. Farmer under that certain Will of J. L. Farmer which was probated in Cause No. 7181 of the County Court of Cass County, Texas, to which Will and Probate proceeding reference is hereby for all purposes, being the same property as described in a Warranty Deed recorded in Volume 1076, Page 875 of the Real Property Records of Cass County, Texas, and being more fully described by metes and bounds as follows:

**Tract 1 (2.56 Acres it)**

COMMENCING: at the Northwest corner of a 12.00 acre tract for John B. Carter recorded in Volume 533, Page 181, and the Northwest corner of said 32.58 acre tract, THENCE: S 86° 13' 20" E 4.28 ft to a point; THENCE: S 89° 01' 01" E 311.63 feet to a railroad spike found in the center of County Road No. 3946; THENCE: S 89° 38' 30" E 52.85 feet to a railroad spike found for the Northwest corner of a 3.60 acre tract for David and Jonna Austin (Volume 1045, Page 207), same being the Northwest corner of this tract, and being the POINT OF BEGINNING;

THENCE: S 89° 38' 30" E 150.53 feet with the center of said road to a railroad found for the Northwest corner of this tract;

THENCE: S 07° 57' 17" W 707.48 feet with a new line through the center of a ceded 5.12 acre tract to a 5/8 inch iron rod found for the Southeast corner of this tract;

THENCE: N 85° 18' 49" W 158.82 feet to a 3/4 inch brass pipe found for the Southwest corner of this tract, same being the Southeast corner of a tract for David and Jonna Austin (Volume 1045, Page 207);

THENCE: N 02° 10' 43" E 708.79 feet with the East line of said Austin tract to the POINT OF BEGINNING and containing 2.56 acres of land more or less.