

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 12, 2020, executed by **SETH OWEN PADGETT, MARRIED, AND LARA BETH PADGETT, NON-BORROWING SPOUSE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2020001188, 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, 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, February 7, 2023**, (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 2018 CMH Manufactured Home, Serial No. CW2019545TXAB.

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 20 day of December, 2022.

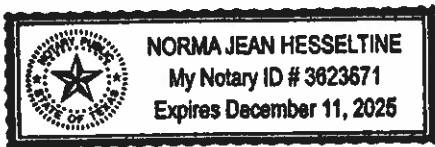
FILED FOR RECORD
2022 DEC 27 AM 8:55
CASS COUNTY CLERK

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20 day of December, 2022, 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 being 0.95 acres by this survey being a part of the M.D. Frazier Survey, A-354, Cass County, Texas, being the same tracts called a 160' x 150' lot (First Tract) and the remainder of a called 1 acre tract (Second Tract) conveyed from Boyce Beard, et al to Verlene Houston in a Warranty Deed recorded in Volume 579, Page 336 of the Deed Records of Cass County, Texas, said 0.95 acres more particularly described as follows;

BEGINNING at a 1/2" iron rod found on the South ROW line of Highway 11 West being 50' from and perpendicular to its centerline, this point being the Northeast corner of this 0.95 acres and being the Most Northerly Northwest corner of a called 75.18 acres tract conveyed to Ward Timber Holdings (CCC#2007004984).

THENCE S 02°45' 19" E for a distance of 99.18' to a 1/2" iron rod found (deed) at the Southeast corner of said 0.95 acres, also being the Northeast corner of called 3 acre tract conveyed to Helen Marie Peters and Jennifer Jones (WGD CCC# 2007000789).

THENCE S 59°53' 49" W, along the North line of said 3 acres and the South line of this 0.95 acres for a distance of 350.91' to a 1" iron pipe found (deed) marking the Northwest corner of said 3 acres and the Most Southerly Northeast corner of a called 2.00 acre tract conveyed to Austin Pruitt, Jr. (Vol.412, Pg.552).

THENCE S 58°55'24" W for a distance of 111.88' to a 1" iron pipe found (deed) for the Southwest corner of this 0.95 acres and being an ell corner of said Pruitt called 2 acres.

THENCE N 03°10'26" W for a distance of 91.79' to a 1/2" iron rod found on the South ROW line of Highway 11 W (being 50' from and perpendicular to its centerline) for the Northwest corner of this 0.95 acres and the Northeast corner of said Pruitt called 2 acres; from this point a 1/2" iron rod found bears S 55°30'55" W a distance of 26.20' and a THD Concrete ROW Marker bears S 56°43'44" W a distance of 27.27'.

THENCE along the South ROW line of Highway 11 W with a curve to the right with an arc length of 467.14' and a radius of 3796.15', with a chord bearing of N 58°53'43" E, and a chord length of 466.84' to the place of beginning and containing 0.95 acres of land.