

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 April 1, 2011, executed by **HEATHER M. BUTLER AND HUSBAND, JEFFERY L. BUTLER**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2011001928, Official Public Records of Cass County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheeless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, 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, March 3, 2026**, (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 2003 Oakwood Manufactured Home, Serial No. HOTX09913087AB.

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.

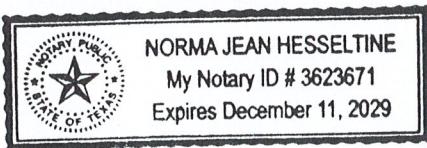
FILED FOR RECORD  
2026 JAN 30 PM 12:00  
KATHY L. VAFFEL  
CASS COUNTY CLERK

EXECUTED this 27 day of January, 2026.

*K. CLIFFORD*  
**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@umhllaw.com

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 27 day of January, 2026, to certify which witness my hand and official seal.



*Norma Jean Hesseltine*  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT "A"**

All that certain 2.92 acre tract or parcel of land situated in Luanna Ward Survey, Abstract 1081, Cass County, Texas, and being a part of a 179.742 acre tract as described in a Warranty Deed recorded in Volume 1067, Page 505-532 of the Real Property Records of Cass County, Texas, legal description of said 179.742 acre tract known as Tract 24 in Volume 1067, Pages 527-528, said 2.92 acre tract also being a part of a 40 acre tract known as the Second Tract of said 179.742 acre tract, said 2.92 acre tract being located on the South side of FM Highway 251 and being more fully described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " iron rod found at the most Southerly Southeast corner of said 179.742 acre tract same being the Southeast corner of said 40 acre tract, and also being the Southeast corner of this tract, also being the Northeast corner of a tract for Lanell Henry Colgin, Volume 742, Page 124; THENCE North 85 deg. 24' 21" W 626.24 feet with the North line of said Colgin tract to a  $\frac{1}{2}$ " iron rod found in the South right-of-way of FM Highway 251 for the Southwest corner of this tract; THENCE North 44 deg. 08' 44" E, 280.11 feet with said right-of-way to a concrete right-of-way marker found for an angle point;

THENCE North 47 deg. 00' 17" E 249.53 feet with said right-of-way to a  $\frac{1}{2}$ " iron rod found in the West line of a tract for C. O. Steed (Volume 361, Page 167) for the Northeast corner of this tract; THENCE South 30 deg. 20' 34" E 488.20 feet with the West line of said Steed tract to the Point of Beginning, and containing 2.92 acres of land, more or less.