

Notice of Foreclosure Sale

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September 26, 2022

Deed of Trust ("Deed of Trust"):

VS

Dated: November 2, 2010

Grantor: Charles Bradley Colson

Trustee: Michael Gary Orlando

Lender: Vanderbilt Mortgage and Finance, Inc.

Recorded in: Instrument No. 2010012389 of the real property records of Liberty County, Texas

Legal Description: See Exhibit A

In addition to manufactured home more particularly described as 2011 CMH SIERRA VISTA

Secures: Promissory Note ("Note") in the original principal amount of \$93,013.31, executed by Charles Bradley Colson ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, November 1, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

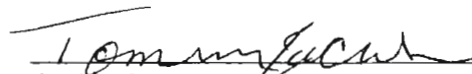
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of

the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



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EXHIBIT A

Of a 2.0000 acre tract of land being out of that certain called 10.00-acre tract, recorded under Clerk's File No. 2005-006760 of the Official Records of Liberty County, Texas, being out of that certain called 47.9583-acre tract of land recorded under Clerk's File No. 1754, Page 473 of the Official Records of Liberty County, Texas, situated in the Samuel Alloway Survey, Abstract No. 129, Liberty County, Texas; said 2.0000 acres being more particularly described by metes and bounds as follows:

(Bearings based on Deed recorded under Clerk's File No. 2005-006760 of the Official Records of Liberty County, Texas)

COMMENCING at a 1/2 inch iron rod set in the north right-of-way line of County Road 2297 (width undetermined) being the southeast corner of said called 10-acre tract, the southwest corner of a called 10.00-acre tract of land described in Deed recorded under Clerk's File No. 2006002526 O.R.L.C.T., located South 88° 05' 04" West (called North 89° 50' 00" West) a distance of 608.73 feet from a 1 inch iron pipe found marking the southeast corner of said called 47.9583-acre tract;

Thence, South 88° 05' 04" West (called North 89° 50' 00" West), with the north right-of-way line of said County Road 2297, a distance of 175.21 feet to a 1/2 inch iron rod set for the most southerly southeast corner and PLACE OF BEGINNING of the herein described tract;

Thence, South 88° 05' 04" West (called North 89° 50' 00" West), continuing with the north right-of-way line of said County Road 2297, a distance of 150.00 feet to a 1/2 inch iron rod found for the southwest corner of said called 10.00-acre tract and the herein described tract;

Thence, North 02° 46' 22" East (called North 02° 49' 16" East), with the west line of said called 10.00-acre tract and the east line of a called 10.00-acre tract of land described in Deed recorded in Volume 1988, Page 856 D.R.L.C.T., a distance of 519.86 feet to a 1/2 inch iron rod set at the intersection of two existing barbed wire fences, for the northwest corner of the herein described tract;

Thence, South 83° 09' 18" East, along said barbed wire fence, a distance of 149.88 feet to a 1/2 inch iron rod set for the most northerly northeast corner of the herein described tract;

Thence, South 02° 46' 22" West, a distance of 115.99 feet to a 1/2 inch iron rod set for an interior corner of the herein described tract;

Thence, South 87° 13' 38" East, a distance of 65.00 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

Thence, South 02° 46' 22" West, a distance of 170.97 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract,

Thence, North 87° 13' 38" West, a distance of 65.00 feet to a 1/2 inch iron rod set for an interior corner of the herein described tract;

Thence, South 02° 46' 22" West a distance of 210.00 feet to the PLACE OF BEGINNING and containing within these calls 2.0000 acres or 87,120 square feet of land.