

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 7, 2011, executed by **CHRISTOPHER D. BAXTER, A SINGLE PERSON** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00045996, Official Public Records of Hill County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz or Denise Boerner, 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, May 7, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hill County Courthouse at the place designated by the Commissioner's Court for such sales in Hill County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 11:00 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 1997 Town & Country Manufactured Housing Unit, Serial No. TXCTC972166.

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.

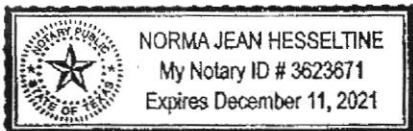
EXECUTED this 8 day of April, 2019.

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 APR 11 A 10:45

K. Littlefield  
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@umhlaw.com

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 8 day of April, 2019, to certify which witness my hand and official seal.



Norma Jean Hesselstine  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a part of a called 70.01 acre tract of land in the L. Reynolds Survey, Abstract No. 752, Hill County, Texas, as described in a deed, recorded in Volume 1655, Page 746, Official Public Records, Hill County, Texas (O.P.R.H.C.T.) and being more particularly described as follows:

**BEGINNING**, at a capped iron rod found at the easternmost corner of said 70.01 acre tract, also being the southernmost corner of a tract of land conveyed to Felix Winterman, as described in a deed, recorded in Volume 835, Page 100, O.P.R.H.C.T., in County Road No. 4105;

**THENCE**, with the southernmost line of said 70.01 acre tract, S 59°30'36" W, a distance of 208.71 feet, to a 1/2" capped iron rod set, stamped "RPLS 6084" for the southwest corner of the herein described tract;

**THENCE**, crossing said 70.01 acre tract the following two (2) courses and distances:

1. N 29°57'23" W, a distance of 208.71 feet, to a capped iron rod set, stamped "RPLS 6084" for the northwest corner of the herein described tract;
2. N 59°30'35" E, a distance of 208.71 feet, to a capped iron rod set, stamped "RPLS 6084" for the northeast corner of the herein described tract, in the common line between said 70.01 acre tract and said Winterman tract;

**THENCE**, with the common line between said 70.01 acre tract, and said Winterman tract, S 29°57'23" E, a distance of 208.71 feet to the PLACE OF BEGINNING and containing 1.000 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on August 8, 2011, all bearings recited herein are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83

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