

**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 18, 2013, executed by **DALE E. PEEL AND SHERRY L. PEEL A/K/A SHERRY MARTIN HOLLAND PEEL, A MARRIED COUPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2013-43410, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Margie Allen, Angie Brooks, Tommy Jackson, Keafa Smith or Stephanie Hernandez, 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, December 3, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 2011 CMH Manufactured Home, Serial No. CSS011697TXAB.

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 5 day of November, 2024.

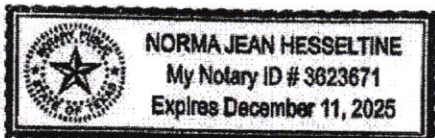
*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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*Margie Allen*  
Substitute Trustee

THE STATE OF TEXAS     §  
COUNTY OF NUECES     §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5 day of November, 2024, to certify which witness my hand and official seal.



*[Signature]*  
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NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A 9.7283 ACRE TRACT – SHERRY PEEL

\*(Less one acre, see below)

A TRACT OR PARCEL OF LAND CONTAINING 9.7283 ACRES BEING THE REMAINDER PORTION OF THE ORIGINAL W. E. SUTTON 18.1460 ACRE TRACT DESCRIBED IN VOLUME 43, PAGE 358 OF THE DEED RECORDS OF HARDIN COUNTY AND THE BERTHA MARTIN BY EDWARD SUTTON DATED APRIL 26, 1984 AND RECORDED IN VOLUME 792, PAGE 359 OF THE DEED RECORDS OF HARDIN COUNTY NOW SHERRY PEEL BY HARDIN COUNTY DISTRICT COURT OUT OF THE LIBERTY COUNTY SCHOOL LAND SURVEY, ABSTRACT 362 IN HARDIN COUNTY, TEXAS SAID 9.7283 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of said original 18.1460 acre parent tract and Sutton Tract at a turn in the West margin of the South Sutton Public 50 ft. road and in the South boundary line of the J. P. Farris 14.53 acre tract described in Instrument in Volume 747, Page 662 of the Deed Records of Hardin County;

THENCE South 00 degrees 09 minutes 09 seconds West with the West boundary of the South Sutton Public Road a distance of 448.40 ft. to an iron rod found at a fence corner at the upper Southeast corner of said 18.1460 acre tract and in the North boundary of the Coye Sutton at el 9.0739 acre tract;

THENCE North 88 degrees 49 minutes 17 seconds West with a fence line and the North boundary of said Coye Sutton Tract a distance of 196.15 ft. to an iron rod found at the Northwest corner of said Sutton Tract and a re-entrant corner of the herein described tract;

THENCE South 00 degrees 09 minutes 10 seconds East with the West boundary said Coye Sutton Tract and with a fence line a distance of 240.86 ft. to a point at the Northeast corner of the Forrest Holland so called 2.613 acre tract;

THENCE West crossing over said parent tract and the North boundary of the Forrest Holland and Wyatt Holland Tracts a distance of 674.06 ft. to an Inch Iron rod set at the Southwest corner of the herein described tract marking the Northwest corner of said Wyatt Holland so called 2.613 acre tract and in the East boundary of the William Sutton et al 9.0729 acre tract described in Volume 1499, Page 850 of the Hardin County Deed Records;

THENCE North 00 degrees 26 minutes 01 seconds East with the East boundary of the William Sutton et al 9.0729 acre tract and the West boundary of the this parent tract a distance of 703.05 ft. to an iron rod found at the Northwest corner of said parent tract and in the South boundary of said Farris Tract;

THENCE South 88 degrees 49 minutes 17 seconds East with an old fence line in the South boundary of said Farris Tract a total distance of 445.58 ft. to an inch iron rod found at the Westerly Northeast corner of the herein described tract and marking the Northwest corner of the Grant Holland 1.0124 acre tract;

THENCE South 01 degrees 10 minutes 43 seconds West with the West boundary of said Grant Holland Tract a distance of 210.00 ft. to a 3/8 inch iron rod set at the upper Southeast corner of the herein described tract and the Southwest corner of said Grant Holland Tract;

THENCE North 88 degrees 49 minutes 17 seconds West with the North boundary of the Garrett Holland so called 2.000 acre tract reserve a distance of 191.15 ft. to an iron rod marking an angle corner of this tract and the Northwest corner of the Garrett Holland 2.000 acre tract;

THENCE South 00 degrees 09 minutes 09 seconds West with the West boundary of said 2.000 acre tract a distance of 208.71 ft. to an iron rod set marking the Southwest corner of the Garrett Holland 2.000 acre tract and a re-entrant corner of the herein described 9.7283 acre tract;

THENCE South 88 degrees 49 minutes 17 seconds East with the South boundary of said Garrett Holland Tract a distance of 418.76 ft. to an iron rod found at the Southeast corner of said Garrett Holland 2.000 acre tract and a re-entrant corner of the herein described tract;


THENCE North 00 degrees 09 minutes 09 seconds East with the East boundary of said Garrett Holland Tract a distance of 208.71 ft. to an iron rod found at the Northeast corner of the said Garrett Holland 2.000 acre tract reserve and a re-entrant of the herein described tract and being the South boundary of the original described Sherry Peel 2.000 acre tract described in Volume 1050, Page 350 of the Hardin County Deed Records;

THENCE North 88 degrees 49 minutes 17 seconds West with the North boundary of the said Garrett Holland 2.000 acre tract a distance of 17.61 ft. to a point at the Southeast corner of said Grant Holland Tract;

THENCE North 01 degrees 10 minutes 43 seconds East with the East boundary of said Grant Holland Tract and the West boundary of a 1.000 acre reserve Sherry M. Peel Tract partly described in Instrument in Clerk's File No. 2012-23388 of the Official Records of Hardin County as described in Volume 1050, Page 350 of the Deed Records of Hardin County a distance of 210.00 ft. to an Iron rod at the Northwest corner of said Grant Holland Tract;

THENCE South 88 degrees 49 minutes 17 seconds East with an old fence line in the South boundary of said Farris Tract and the North boundary of this tract a distance of 210.00 ft. to the PLACE OF BEGINNING and containing 9.7283 acres of land.

\* LESS AND EXCEPT THAT CERTAIN ONE ACRE TRACT CONVEYED BY SHERRY MARTIN HOLLAND PEEL TO GRANT HOLLAND BY DEED DATED June 10, 2013, FILED UNDER HARDIN COUNTY CLERK'S FILE NO. 2013-38597, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY TEXAS  
BY 

2024 NOV -7 PM 1:09

FILED FOR RECORD