

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 July 17, 2003, executed by LONNIE GARNER ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Volume 195, Page 391, Official Public Records of Sabine County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, 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, November 5, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Sabine County Courthouse at the place designated by the Commissioner's Court for such sales in Sabine County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2003 CMH Freedom Manufactured Home, Serial No. CSS004915TXAB.

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 20th day of September, 2019.

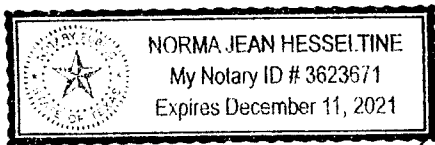
FILED FOR RECORD
AT 1:39 O'CLOCK P M

OCT 03 2019
Janice McDowell
Clerk: County Court, Sabine County
By *[Signature]* DEPUTY

[Signature]
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 20th day of September, 2019, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Posted by Sheryl LaMont. *[Signature]* 10-03-19

Texas Trustee

EXHIBIT "A"

BEING one acre of land in the E. W. Durks Survey, Abstract No. 73, in Sabine County, Texas, located about 1-1/2 miles West of Gunava, Texas, on Highway No. 21, and being out of a 20 acre tract known as the Robert Weatherwed, 20 acre tract, in said Survey and lying on the North side of State Highway No. 21, said one acre being described as follows, to-wit:

BEGINNING at an iron pipe in ground for corner stake at the west of an 8 inch pine in the North margin of Right of Way of said Highway, wire fence on line, this beginning corner being in general course S 55 W. 719 feet from an old field, Pine 18 ins. in dia. where the wire fence on East line of the 20 acre tract corners in the North margin of said Highway;

THENCE with the North margin of said Highway No. 21, S 55 W at 209 feet set an old ear spring for corner in fence line and N. line of Highway Right of Way;

THENCE N 18 W at 109 feet set iron pipe for corner in open field;

THENCE N 66 E at 109 feet set an iron pipe for corner in open field;

THENCE S 29 E at 109 feet reached the PLACE OF BEGINNING, and containing one acre of land.

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