

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 16, 2019, executed by **REGINALD HENSON, MARRIED MAN, JOINED BY SPOUSE, MICHELLE D. HENSON** ("Mortgagor") to Fredric J. Gooch, Trustee, for the benefit of Southwest Stage Funding, LLC d/b/a Cascade Financial Services, filed for record under Instrument No. 2019191899, Official Public Records of Sabine County, Texas; said Deed of Trust being assigned to **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee") by that certain Assignment of Deed of Trust dated October 25, 2023, filed for record under Instrument No. 2023232708, Official Public Records of Sabine County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, 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, 2024**, (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 2020 Champion Manufactured Housing Unit, Serial No. 125000HB006453AB.

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 18 day of September, 2024.

FILED FOR RECORD
AT 3:45 O'CLOCK P M

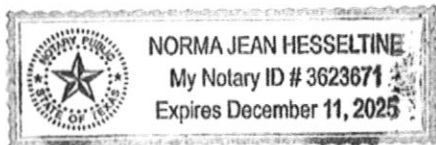
SEP 19 2024
Carve Clark
Clerk, County Court, Sabine County
By *[Signature]* DEPUTY

[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 18 day of September, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS
[Signature]
Posted by Sheryl LaMont, September 19, 2024.

EXHIBIT "A"

Surface Estate Only in and to, all that certain lot, tract or parcel of land, located in Sabine County, Texas and being a description to two tracts of land to contain 19.562 acres and 3.972 acres of land in the JAMES GAINES SURVEY A-16 and being more fully described by metes and bounds

Being a legal description to 3.972 acres of land in the James Gaines Survey A-16, Sabine County, Texas and being out of and part of a called 20 acre tract described in a Special Warranty Deed from Rachelle Ebarb to James C. Ebarb dated June 13, 2003 and recorded in Volume 191, Page 611 of the Official Public Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 2" iron pipe found for the southwest corner of this tract and for the northwest corner of Daisy Hanson 50 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county and for the southeast corner of Daisy Hanson 17 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county,

11/ENCE: N 06° 15' 40" E 441.48' to a point in the center line of a County Road for the northwest corner of this tract and for the southwest corner of Paul Ebarb 19.5621 acre tract recorded in Volume 198, Page 657 of the Official Public Records of said county and in the east boundary line of said 17 acre tract from which a ½" iron rod found for reference brs. S 06° 15' 40" W 25.00' and N 06° 15' 40" E 25.00'.

THENCE: Calls along the center line of a County Road as follows:

S 52° 37' 23" E 130.77'

S 54° 26' 06" E 69.06'

S 55° 52' 48" E 173.71'

S 56° 51' 11" E 94.83'

S 53° 42' 24" E 122.81'

S 53° 50' 19" E 115.16'

S 59° 35' 51" E 27.36'

S 54° 17' 47" E 61.88'

S 28° 22' 35" E 11.49'

S 34° 14' 18" E 61.35' to a point for the southeast corner of this tract from which a ½" iron rod found for reference brs. N 83° 41' 49" W 25.00' and S 83° 41' 49" E 25.00'.

THENCE: N 83° 41' 49" W 741.73' to the point of beginning containing 3.972 ac.res of land.

Being a legal description to 19.5621 acres of land in the James Gaines Survey A-16, Sabine County, Texas and being out of a called 20 acre tract described in a Special Warranty Deed from Rachelle Ebarb to James C. Ebarb dated June 13, 2003 and recorded in Volume 191, Page 611 of the Official Public Records of said county. Said 19.5621 acre tract is located N 19" E 9.4' from the Town of Hemphill, Texas and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 1/2" iron rod found for the southeast corner of this tract and said 20 acre tract and for the southwest corner of Johnny Davis 10 acre tract recorded in Volume 153, Page 023 of the official Public Records of said county and in the north boundary line of Daisy Henson 50 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county.

THENCE: N 83.,41' 49" W 523.33 to a point in the center line of a county road for the southwest corner of this tract and in the south boundary line of said 20 acre tract and in the north boundary line of said 50 acre tract from which a 1/2" iron rod with cap set for reference on the east right of way line of said road bra. S 83° 41' 49" S 25.00' and a W' iron rod with cap set in the west right of way line of said road bra. N 83° 41' 49" W 25.00' from which a 2" iron pipe found for the southwest corner of said 20 acre tract bra. N 83° 41' 49" W 741.73'

THENCE: Calls along the center line of a County Road as follows:

N 34° 14' 18" W 61.35'

N 28° 22' 35" W 11.49,

N54°17'47" W 61.88'

N 59° 35' 51" W 27.36'

N53°50'29" W 115.16'

N53° 42' 24" W 122.81"

N56° 51' 11" W 94.83'

N 53° 52' 48" W 173.11'

N 54° 26' 06" W 69.06'

N 52" 37' 23" W 130.77 to a point for the west corner of this tract from which a 1/2" iron rod with cap set in the south right of way line of said road bra. S 06° 15' 48" W 25.00' and a 1/2" iron rod with cap set in the north right of way line of said road N 06° 15' 40" E 25.00'.

THENCE: N 06° 15' 40" E 358.60' to a 1/2" iron rod found for the reference corner to the

northwest corner of this tract and for the northeast corner of Daisy Hanson 17 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county.

THENCE: Calls meandering along the center line of a branch as follows:

N 06° 15' 40" E 15.00' to a point in said center line for the northwest corner of this tract and said 20 acre tract and said 17 acre tract and in a south boundary line of a U.S.A. tract,

N 74° 08' 26" E 48.21'

N 85° 20' 25" E 70.71'

S 66° 13' 29" E 55.90'

N 27° 48' 01" E 58.49'

S 63° 24' 02" E 41.91'

S 63° 18' 01" E 29.03'

S 19° 43' 27" E 16.16'

S 75° 35' 17" W 48.33'

S 17° 07' 53" W 41.31'

S 78° 14' 59" E 53.88'

N 13° 16' 26" E 20.25'

S 76° 22' 23" E 28.80'

N 28° 11' 18" E 46.62'

N 56° 54' 47" E 44.45'

S 81° 25' 15" E 30.94'

S 66° 35' 30" E 16.37'

N 38° 49' 07" E 23.66'

S 36° 54' 03" E 38.61'

N 39° 55' 03" E 55.69'

S 52° 01' 46" E 32.89"

N 41° 47' 35" E 49.11"

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

S 34° 14' 23" E 27.86'
N 67° 31' 31" E 82.95'
S 17° 23' 51" E 21.03'
S 59° 22' 12" E 38.11'
N 11° 38' 12" W 15.22'
N 72° 55' 14" E 35.21'
S 20° 19' 45" W 79.17'
S 74° 49' 17" E 55.91'
S 26° 20' 32" E 44.32'
N 61° 46' 10" E 14.27'
S 54° 10' 33" E 32.05'
N 22° 40' 34" E 24.23"
S 58° 49' 54" E 43.55'
S 11° 24' 53" E 14.06'
N 13° 20' 09" E 43.40'
S 57° 16' 32" E 50.83'
S 00° 28' 15" E 28.57'
S 88° 39' 14" E 42.60'
N 55° 29' 37" E 19.72'
S 17° 19' 35" E 23.37'
N 88° 11' 40" E 30.98'
S 21° 25' 35" W 43.12'
N 65° 30' 21" W 32.37'
S 89° 19' 40" W 19.21'
S 21° 43' 09" W 40.90'

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N 43° 48' 18" E 20.79'
S 44° 02' 08" E 30.21'
N 85° 58' 37" E 26.08'
S 63° 49' 48" E 36.74'
S 37° 28' 05" W 44.71'
S 58° 45' 09" E 21.57'
N 78° 04' 29" E 31.18'
S 71° 09' 05" E 44.17'
S 35° 57' 21" W 65.39'
S 32° 19' 05" E 53.02'
S 00° 37' 27" W 39.45'
N 81° 05' 33" E 31.10'
S 33° 18' 31" E 74.12'
S 27° 20' 29" W 51.61'
S 84° 58' 12" E 50.54'
N 31° 45' 08" E 20.86'
N 60° 02' 19" E 31.88'
S 67° 50' 00" E 13.47'
S 86° 55' 39" E 21.99'
S 83° 05' 04" E 14.44'
S 25° 15' 35" W 32.87'
S 35° 59' 32" E 21.25'
S 82° 12' 13" E 21.54'
N 65° 58' 38" E 24.47'
S 62° 57' 57" E 15.35'

Return to:
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S 23° 11' 04" W 46.56'

S 32° 45' 51" E 23.98' to a point for the northeast corner of this tract and said 20 acre tract and the northwest corner of said 10.0 acre tract.

S 06° 14' 22" W 5.00' to a ¼" iron rod found for reference on the south bank of said branch.

THENCE: S 06° 14' 22" W 410.57' to the place of beginning containing 19.5621 acres of land.

BEING A FIFTY (50) FEET WIDE PERMANENT EASEMENT AND RIGHT OF WAY (P.E.R. W.) LOCATED IN THE JAMES GAINES SURVEY, ABSTRACT 16, SABINE COUNTY, TEXAS, AND BEING UPON, OVER, THROUGH AND ACROSS A CALLED 19.5621 ACRE TRACT CONVEYED TO PAUL W. EBARB ET UX, AS DESCRIBED IN VOLUME 198, PAGE 657, DEED RECORDS, SABINE COUNTY, TEXAS, (D.R.S.C.R.). SAID FIFTY (50) FEET WIDE PERMANENT EASEMENT AND RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the south line of said Ebarb tract, also being the north line of the second tract conveyed to Daisy Henson and recorded in Volume 55, Page 418, D.R.S.C.T., from which a ¼ inch iron rod found in said common line for reference, bears North 83°45'52" West, 79.89 feet;

THENCE through and across said Ebarb tract, the following three (3) courses:

North 27°48'24" West, for a distance of 158.57 feet;

North 49°25'24" West, for a distance of 835.02 feet;

North 65°41'07" West, for a distance of 52.57 feet to a point being in the west line of the said Ebarb tract, also being the east line of the first tract conveyed to Daisy Henson and recorded in Volume 55, Page 418, D.R.S.C.T.,

THENCE North 06°17'11" East along said common line for a distance of 52.58 feet;

THENCE through and across said Ebarb tract, the following three (3) courses:

South 65°41'07" East, for a distance of 75.99 feet;

South 49°25'24" East, for a distance of 831.71 feet;

South 27°48'24" East, for a distance of 201.97 feet to a point in the aforementioned south line of the Ebarb tract, also being the aforementioned north line of the second tract conveyed to Daisy Henson;

THENCE North 83°42'01" West, along said common line for a distance of 60.39 feet to the POINT OF BEGINNING, said permanent easement and right of way, containing 1.25 acres, more or less.