

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 May 18, 2009, executed by **DEWEY DEAVER AND WIFE, LYNDIA DEAVER** ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 1616, Official Public Records of Young County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Terry Browder, Laura Browder, Jamie Osborne, Brandy Bacon or Jamie Dworsky, 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 **Wednesday, July 5, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Young County Courthouse at the place designated by the Commissioner's Court for such sales in Young 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 CMH Manufactured Home, Serial No. CBH018884TX.

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 17 day of May, 2023.

FILED FOR RECORD

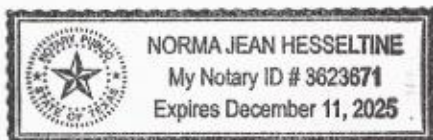
MAY 22 2023

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF NUECES §


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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of May, 2023, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING the SURFACE and SURFACE ESTATE ONLY in and to a lot, tract or parcel of land situated in T. E. & L. Company Survey No. 1475, Abstract No. 901, Young County, Texas, and being a portion of a called 265 acre tract of land M D Deaver and wife, Mae Deaver, recorded in Volume 754, Page 834, Deed Records of Young County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike set in the centerline of F.M. 1768 which bears North 00 degrees 03 minutes 20 seconds East a distance of 716.65 feet from a spike found at the southwest corner of said Deaver tract said point being in the West line of said Deaver tract;

THENCE North 00 degrees 03 minutes 20 seconds East, with the West line of said Deaver tract and the centerline of said F.M. 1768 a distance of 228.63 feet to a railroad spike set for corner;

THENCE South 89 degrees 57 minutes 40 seconds East a distance of 381.05 feet to a 3/8" iron rod set for corner;

THENCE South 00 degrees 03 minutes 21 seconds West a distance of 228.63 feet to a 3/8" iron rod set for corner;

THENCE North 89 degrees 57 minutes 40 seconds West a distance of 381.05 feet to the Point of Beginning and containing 2.00 acres of land, more or less.