

2023-009-FB

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.

FILED FOR RECORDS  
SHELBY COUNTY TEXAS  
APR 27 AM 11:44  
KIMBERLY L. FORTNEY  
COUNTY CLERK

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 14, 2007, executed by **CLIFTON M. CAGLE AND BARBARA J. CAGLE** ("Mortgagor"), to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC** ("Mortgagee"), filed for record under Instrument No. 2007010394, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Sheryl LaMont, Robert LaMont, Sharon St. Pierre, 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, June 6, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Shelby County Courthouse at the place designated by the Commissioner's Court for such sales in Shelby 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 2007 CMH Sierra Vista Manufactured Home, Serial No. CLW026482TX.

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.

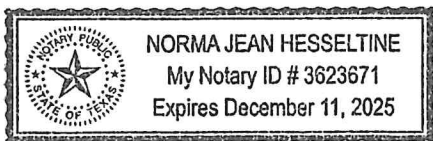
EXECUTED this 24 day of April, 2023.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 24 day of April, 2023, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 6.00 acres of land, more or less, a portion of the B. H. SIMPSON SURVEY, A-635, Shelby County, Texas, being the East 6.00 acres of a called 40 acre tract described in Warranty Deed from C. B. Cagle and wife, Zora Cagle to Elizabeth F. Cagle, et al dated May 26, 1978 recorded in Vol 545, Page 921, Deed Records, Shelby County, Texas, said 6.00 acres described by metes and bounds as follows: (rebar set refers to 1/2 inch rebar steel pin set with cap-Berry RPLS)

BEGINNING at a brass disk in concrete found for corner at the northeast corner of said called 40 acre tract, same being in the SBL of the J. C. Williams Survey, A-768 and the NBL of the B. H. Simpson Survey, A-635, and being in the SBL of a called 24.5 acre tract described in Partition Deed between Will Carter, et al conveyed to Lara Bivins (376/86 DR SCT), and being in the WBL of a called 3705 acre tract described in Reorganization of a Corporation from Pickering Lumber Company to the United States of America (376/425 DR SCT), from which a 9 inch post oak bears N. 19° W. 1.2 ft and a 10 inch hickory bears S. 37° W. 38.5 feet,

THENCE, along an old hooked and blazed line S. 1° 22' 21" W. 1278.00 ft. to a brass disk attached to a 1-1/2 inch iron pipe found for corner, same being the SEC of said called 40 acre tract, from which a fence corner post bears S. 76° W. 1.1 ft.,

THENCE, with said called 3705 acre tract and the SBL of said called 40 acre tract, S. 88° 45' 00" W. 204.22 ft., (bearing basis) to a 1/2 inch rebar set for corner, from which a 11 inch sweet gum marked X bears N. 81° 55' E. 24.7 ft., a 10 inch hickory marked X bears N. 13° W. 16.4 ft., and a 9 inch holly marked X bears N. 1° 43' E. 30.9 ft.,

THENCE, crossing said called 40 acre tract, N. 1° 22' 21" E. 1284.21 ft., to a 1/2 inch rebar set for corner in the NBL of said 40 acre tract, same being the SBL of said Lara Bivins called 24.5 acre tract, from which a 21 inch red oak marked X bears S. 61° E. 17.1 ft., and a 13 inch black jack marked X bears N. 88° 30' W. 6.5 ft.,

THENCE, with the NBL of said 40 acre tract and the SBL of said 24.5 acre tract, S. 89° 30' 19" E. 204.03 ft., to the point of beginning, containing 6.00 acres of land, more or less.

Surveyed by J. David Berry, Registered Professional Land Surveyor of State of Texas No. 4825 on October 17, 2007.