

COPY

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 April 1, 2025, executed by **ANDRE GUILLORY A/K/A ANDRE PAUL GUILLORY AND SARAH TELLEZ A/K/A SARAH MARIE TELLEZ, 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. 2025-00476766, Official Public Records of Leon County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltnine, whose address is listed below, or Sharon St. Pierre, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, September 1, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Leon County Courthouse at the place designated by the Commissioner's Court for such sales in Leon County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 the 2025 CMH Manufactured Home, Serial No. ATH005901TXAAC/BAC.

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 4 day of August, 2026.

FILED

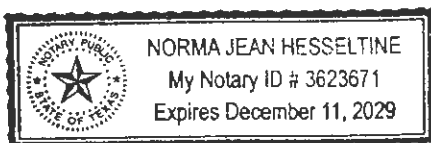
12:44pm
AUG - 5 2026

AMY KAISER
CLERK, COUNTY COURT
BY [Signature]
LEON COUNTY, TEXAS

K. CLIFFORD LITTLEFIELD, Mortgage 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 4 day of August, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

C-TEX SURVEYING LLC

713 COUNTY ROAD 200
CENTERVILLE, TX, 75833

PH: 903 530 7635

mfranks@ctexllc.com

**Metes & Bounds Description to 0.94 Acre
Archibald Smith Survey, A-833
Leon County, Texas**

BEING 0.94 acre, more or less, situated in the Archibald Smith Survey, A-833, Leon County, Texas, and being part of that certain called 42.69 acre tract described in a deed from The Estate of Doris Nichols Dancer to Howard Nicholas Carter, dated April 4, 2017, and recorded in Volume 1696, Page 738, Deed Records, Leon County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at the eastern corner of the referenced tract at a $\frac{1}{2}$ " iron rod (set with cap marked "C-TEX"). Said point being the northern corner of a called 160 acre tract described in Volume 409, Page 748, and western corner of a called 54.72 acre tract described in Volume 1161, Page 281, and being the southern corner of a called 210.213 acre tract described in Volume 1715, Page 474. From said point, a found $\frac{5}{8}$ " iron rod bears South $32^{\circ} 56' 59"$ East 3196.08 feet;

THENCE SOUTH $57^{\circ} 17' 17"$ WEST, with the common line of the referenced tract and said 160 acre tract, at 191.11 feet pass a capped $\frac{1}{2}$ " iron rod, and continuing for a total distance of 226.86 feet to a point in the centerline of County Road 231. From said point, a $\frac{1}{2}$ " iron rod found for the southern corner of the referenced tract bears South $57^{\circ} 17' 17"$ West 1870.65 feet;

THENCE across the referenced tract and with the centerline of County Road 231 as follows:

NORTH $00^{\circ} 13' 51"$ EAST 112.59 feet,

NORTH $01^{\circ} 05' 27"$ WEST 231.61 feet, and

NORTH $06^{\circ} 06' 54"$ WEST 95.23 feet, to a point in the common line of the referenced tract and said 210.213 acre tract. From said point, the northwestern corner of said 210.213 acre tract bears North $32^{\circ} 56' 59"$ West 1497.05 feet;

THENCE SOUTH $32^{\circ} 56' 59"$ EAST, at 77.01 feet pass a capped $\frac{1}{2}$ " iron rod set for reference, and continuing for a total distance of 376.87 feet, back to the place of beginning and containing 0.94 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings, distances, and acreage are based on the Texas State Plane Coordinate System NAD83, Texas Central Zone 4203, as derived by GPS observations.


Matt Franks, R.P.L.S. 6263
Firm No: 10193825
August 30, 2022
Page: 14 2022/22045114

