

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 December 11, 2012, executed by **WILLIAM DAVID ANTHONY AND HEIDI JOY ANTHONY, HUSBAND AND WIFE**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00131970, Official Public Records of Goliad County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, 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, December 2, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Goliad County Courthouse at the place designated by the Commissioner's Court for such sales in Goliad 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 the 2012 CMH Manufactured Home, Serial No. CSS012858TXAB.

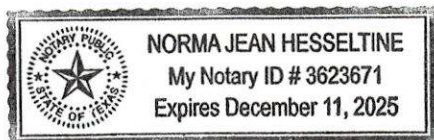
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 9 day of October, 2025.

K. C. Littlefield
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 9 day of October, 2025, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF POSTING
10:00 o'clock A M

OCT 13 2025

Vickie Gulari
County Clerk, Goliad County, Texas
By: *Norma Jean Hesseltine*

EXHIBIT "A"

TRACT ONE:

Being 1.837 acres of land situated in the Thos. W. Ward Survey, Abstract Number 300 in Goliad County, Texas, and being a portion of that certain 78.749 acre tract of land acquired by John C. Thompson from Josephine Berger, et al by deed dated July 31, 1978 and recorded in Volume 292, Page 288 of the Deed Records of Goliad County, Texas, said 1.837 acres of land being more fully described by metes and bounds as follows:

COMMENCING at an existing iron rod marking the most Northern corner of the John C. Thompson 78.749 acre tract, said iron rod also being the most Western corner of an 84.749 acre tract of land acquired by David Neal from George Gould, et ux by deed dated April 26, 1972 and recorded in Volume 248, Page 13 of the deed Records of Goliad County, Texas, said iron rod also being in the Southeast line of F. M. Highway Number 622, THENCE, S 58° 35' 42" E., a distance of 841.96 feet along the common line between the said John C. Thompson 78.748 acre tract and the said David Neal 84.749 acre tract; THENCE, S 31° 24' 18" W. a distance of 440.68 feet to an iron rod set for the PLACE OF BEGINNING, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S. 31° 24' 18" W., a distance of 347.44 feet to an iron rod set in the Northeast line of a 60 foot roadway easement, and then continuing S 31° 24' 18" W., a distance of 30.30 feet for a total distance of 377.74 feet to a 60^d nail set in the center line of the said 60 foot roadway easement, said 60^d nail also being the most Southern corner of the herein described tract;

THENCE, in a Northerly direction along the center line of the 60 foot roadway easement which is on a curve to the right having a central angle of 82° 19' 57", a radius of 300.00 feet, and an arc distance of 431.09 feet to a 50^d nail set for the point of reverse curve, said 60^d nail also being a corner of the herein described tract;

THENCE, in a Northerly direction along the center line of the said 60 foot roadway easement which is on a curve to the left having a central angle of 21° 19' 41", a radius of 221.11 feet, and an arc distance of 82.31 feet to a 60^d nail set for the most Northern corner of the herein described tract;

THENCE, S. 58° 36' 42" E., a distance of 31.92 feet to an iron rod set in the Eastern line of the said 60 foot roadway easement and then continuing S. 58° 35' 42" E., a distance of 243.22 feet for a total distance of 275.14 feet to the PLACE OF BEGINNING, containing within these metes and bounds 1.837 acre of land.

SAVE AND EXCEPT:

BEING a 0.723 acre tract of land situated in the Thos. W. Ward Survey Abstract 300 in Goliad County, Texas, said 0.723 acre tract of land being out of that 1.837 acres tract of land (Tract 4 of an unrecorded Subdivision by John C. Thompson) conveyed to Carl Dawson and wife Beatrice Dawson by deed recorded in Volume 437 Page 407, of the Deed Records of Goliad County, Texas, said 0.723 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 60d nail in the centerline of an existing 60 foot wide roadway easement locally known as Chris Thompson Road, said nail being most Northern corner of the said Tract 4, same being the most Southwestern corner of Tract 3 of said unrecorded subdivision, said 60d nail also being the most Northern corner of the herein described tract;

THENCE, S 58° 35' 42" E, (base bearing shown in Dawson Deed) a distance of 32.97 feet along the common line between said Tract 4 and Tract 3 to a 5/8 inch iron rod in the East line of said Chris Thompson Road and THENCE continuing S 58° 35' 42" E, a distance of 242.17 feet along said common line for a TOTAL distance of 275.14 feet to an existing 5/8 inch iron rod, said iron rod being the most Eastern corner of the said Tract 4, same being the most Southern corner of the said Tract 3, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S 31° 24' 18" W, a distance of 100.00 feet along the Southeast line of the said Tract 4, same being the Northwest line of Tract 5 of said unrecorded subdivision to a 5/8 inch iron rod set for the most Southern corner of the herein described tract;

THENCE, N 67° 23' 30" W, a distance of 227.15 feet to a 5/8 inch iron rod set in a curve, the East line of Chris Thompson Road and THENCE continuing N 67° 23' 30" W, a distance of 30.03 feet for a Total Distance of 257.18 feet to a 60d nail set on a curve on the centerline of said Chris Thompson Road, said 60d nail being the most Southwestern corner of the herein described tract;

THENCE, with the centerline of said Chris Thompson Road as follows:

THENCE with said curve to the right having a radius of 300.00 feet, a chord bearing and distance (N 25° 44' 33" E 59.20 feet) an arc distance of 59.30 feet to a 60d nail set for the Point of Tangency of this curve and the Point of Curvature of another curve to the left;

THENCE, with said second curve have a radius of 221.11 feet, a chord bearing and distance (N 20° 44' 27" E, 81.83 feet) an arc distance of 82.31 feet to the PLACE OF BEGINNING. Containing within these metes and bounds 0.723 acres of land of which 0.098 acre is located in Chris Thompson Road.

TRACT TWO:

A 60 foot roadway easement for the purposes of ingress and egress as described in metes and bounds as follows:

BEGINNING at a 60^d nail at the most Southern corner of the above described 1.837 acre tract, said 60^d nail also being in the center line of the said 60 foot roadway easement and also being the most Southern corner of the herein described roadway easement;

THENCE, in a Northerly direction along the center line of the 60 foot roadway easement which is on a curve to the right having a central angle of 82° 19' 57", a radius of 300.00 feet, and an arc distance of 431.09 feet to a 60^d nail set for the point of reverse curve, said 60^d nail also being a corner of the herein described roadway easement;

THENCE, in a Northerly direction along the center line of the said 60 foot roadway easement which is on a curve to the left having a central angle of 21° 19' 41", a radius of 221.11 feet, and an arc distance of 82.31 feet to a 60^d nail set for the most Northern corner of the herein described roadway easement;

THENCE, S. 58° 35' 42" E., a distance of 31.92 feet to an iron rod set in the Eastern line of the said 60 foot roadway easement, said iron rod also being a corner of the herein described roadway easement;

THENCE, in a Southerly direction along the Eastern line the said 60 foot roadway easement which is on a curve to the right having a central angle of 18° 40' 42", a radius of 251.11 feet, and an arc distance of 81.66 foot to an iron rod set for a point of reverse curve, said iron rod also being a corner of the herein described roadway easement;

THENCE, in a Southerly direction along the Northeasterly line of the said 60 foot roadway easement which is on a curve to the left having a central angle of 81° 28' 50", a radius of 270.00 feet, and an arc distance of 383.07 feet to an iron rod set in the Southeast line of the above described 1.837 acre tract, said iron rod also being the most Eastern corner of the herein described roadway easement;

THENCE, S 31° 24' 18" W., a distance of 30.30 feet, along the Southeast line of the above described 1.837 acre tract to the PLACE OF BEGINNING, containing within these metes and bounds 0.337 acre of land.



VG-6-2025-13

**Goliad County
Vickie Quinn
Goliad County Clerk**

Instrument Number: 13

Foreclosure Posting

Recorded On: October 13, 2025 09:58 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 13
Receipt Number: 20251013000002
Recorded Date/Time: October 13, 2025 09:58 AM
User: Lorinda R
Station: GCClerk-DT2

Record and Return To:

UPTON, MICKITS & HEYMANN, LLP
802 N CARANCAHUA, SUITE 450

CORPUS CHRISTI TX 78401



**STATE OF TEXAS
Goliad County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Goliad County, Texas**

Vickie Quinn
Goliad County Clerk
Goliad County, TX

Vickie Quinn