

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.

201700003
NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 20, 2002, executed by **JUAN MANUEL CANCINO** ("Mortgagor") to Stewart Title, Trustee for the benefit of Oakwood Acceptance Corporation, LLC, filed for record under Instrument No. 0016591, Official Public Records of Refugio County, Texas; said Deed of Trust being assigned to **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee") by that certain Assignment of Deed of Trust dated December 1, 2016, filed for record under Instrument No. 2017039188, Official Public Records of Refugio County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is 802 N. Carancahua, Suite 450, Corpus Christi, Texas 78401, 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, March 7, 2017**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Refugio County Courthouse at the place designated by the Commissioner's Court for such sales in Refugio 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 2002 Schult Manufactured Housing Unit, Serial No. N228649AB.

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 20th day of January, 2017.

K 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 20th day of January, 2017, to certify which witness my hand and official seal.

Liza Sanchez

NOTARY PUBLIC, STATE OF TEXAS

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

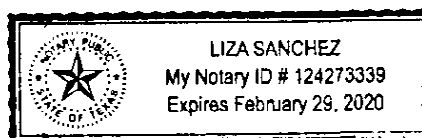


EXHIBIT "A"

GF No. 02131831

Field notes of a 2.00 acre tract of land, being out of a 20.165 acre tract of land conveyed from Eddie Bland to Juan M. Cancino by General Warranty Deed dated November 8, 1999 and recorded in Volume 111, Page 430 of the Official Public Records of Refugio County, Texas;

Said 2.00 acre tract is comprised of a portion of Farm Lot 4 of the Refugio Town Tract Survey, Abstract 56, is situated in Refugio County, Texas, just outside the city limits of the town of Refugio, and is described by metes and bounds as follows:

Beginning at a 3/4" iron pipe found in the east right-of-way line of Rafael Street, at the northwest corner of said Farm Lot 4, at the southwest corner of Farm Lot 5 of said Refugio Town Tract Survey, the southwest corner of P. Ben Sheltons's Land, and the northwest corner of said 20.165 acre tract, for the northwest corner of this tract,

Thence S 81° 16' 00" E along the north line of said Farm Lot 4, the south line of said Farm Lot 5, the north line of said 20.165 acre tract, and the north line of this tract, a distance 178.84 feet to a 5/8" iron rod with Surveyor's cap stamped "RPLS 1907" set at the northeast corner of this tract;

Thence S 09° 00' 00" W along the east line of this tract, a distance of 487.88 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southeast corner of this tract;

Thence N 81° 00' 00" W along the south line of this tract, a distance of 178.84 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of said Rafael Street and the west line of said 20.165 acre tract, for the southwest corner of this tract;

Thence N 09° 00' 00" E along the east right-of-way line of said Rafael Street, the west line of said 20.165 acre tract, and the west line of this tract a distance of 487.05 feet to place of beginning, containing 2.00 acres of land, more or less, subject to all easements of record.