




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0045 RECORDED DATE: 08/14/2023 09:36:38 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 911666 - 1 Doc(s) Document Page Count: 2 Operator Id: Jreyna
RETURN TO: () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325
<p>DOCUMENT # : FC-2023-0045 RECORDED DATE: 08/14/2023 09:36:38 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.</p> <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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 12, 2017, executed by SEBERIANO CASTILLO, JR. a/k/a SEBERIANO CASTILLO AND SPOUSE SELLIA VASQUEZ CASTILLO a/k/a SALLY CASTILLO ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 00001613, Official Public Records of Hockley County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Ronald Byrd, 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, October 3, 2023, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hockley County Courthouse at the place designated by the Commissioner's Court for such sales in Hockley 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 2017 CMH Manufactured Home, Serial No. CW2018544TXAB.

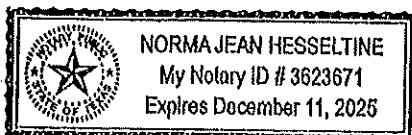
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 11 day of August, 2023.


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 11 day of August, 2023, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

. a 1.361 acre tract out of the 3.01 acre tract described in Volume 1035, Page 351, Official Public Records of Hockley County (OPRHC), and out of Lot 21 Bent Tree Estates, an Addition to Hockley County, Texas, according to the map, plat and/or dedication deed thereof recorded in Cabinet A, Slide 286, Hockley County Plat Records and being further described as follows:

BEGINNING at a found 3/8" iron rod in the North Right of Way line of Cactus Drive for the Southwest corner of Lot 21 and the Southwest corner of this tract;

THENCE N 03°00'41" E (Texas North Central Zone Bearing Base), with the West line of Lot 21, a distance of 40.89 feet to a found rod with orange cap (Telford) for the Southwest corner of the 3.01 acre tract described in Volume 685, Page 411, OPRHC, and the Northwest corner of this tract;

THENCE N 57°34'08" E, with the North line of the 3.01 acre tract described in Volume 1035, Page 351, OPRHC, a distance of 410.31 feet to a set 1/2" rod with green cap marked "RPLS 4460" for the Northeast corner of this tract from which a found rod with orange cap (Telford) for the most Northerly Northeast corner of the South part of Lot 21 bears N 57°34'08" E, 408.65 feet;

THENCE S 01°05'38" E, with a pipe and wire fence, a distance of 287.72 feet to a point in the North edge of a 3 inch diameter metal fence post and in the North Right of Way line of Cactus Drive for the Southeast corner of Lot 21 and the Southeast corner of this tract;

THENCE N 87°07'24" W, with the South line of Lot 21, a distance of 354.88 feet to the Place of Beginning and containing 1.361 acres.