

NOV 15 2022

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Jennifer T. Newton*  
 COUNTY CLERK, CORYELL CO., TEXAS

You, Manuel Pena, are hereby notified that on Tuesday, December 6, 2022, between the hours of 10:00 a.m. and 1:00 p.m., at the Coryell County Courthouse, located at 620 East Main Street in the city of Gatesville, County of Coryell, State of Texas 76528, the undersigned will sell at public auction to the highest bidder for cash the following real property:

**Being a 2.00 acre tract of land situated in the Nelson Kavanaugh Survey, Abstract No. 594, Coryell County, Texas and being a part or portion of that certain 20.00 acre tract of land (Exhibit "A") described in a Warranty Deed dated November 9, 2005 from Douglas M. Brewer and Ruby H. Brewer to Marion Taylor and being of record in Document No. 189007, Coryell County Public Record and being more particularly described by metes and bounds as set forth in Exhibit "A" attached hereto and incorporated herein by reference together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2007 MHDMAN00000283 DBA Clayton Homes Waco Manufactured Home; Model: Sierra Vista; Serial No. CLW026621TX; Label/Seal No. HWC0387599 which manufactured homed has been placed on and affixed to the real property.**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 650 County Road 232, Gatesville, Texas 76528.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated December 11, 2008, in the original principal sum of \$54,359.08, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated December 11, 2008. The Deed of Trust was executed by you as Grantor to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance and was recorded in the real property records of Coryell County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

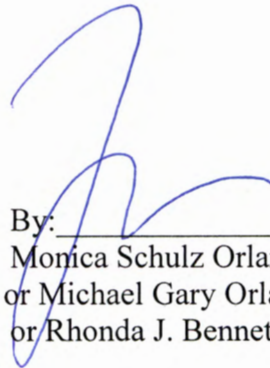
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of December 11, 2022 is \$21,589.68. Said balance continues to accrue interest at \$5.46 per day after that date. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The Assigned beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated November 10, 2022. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main St., Suite 1150, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 14th day of November, 2022.



By: \_\_\_\_\_  
Monica Schulz Orlando, Trustee  
or Michael Gary Orlando, Trustee  
or Rhonda J. Bennetsen, Trustee

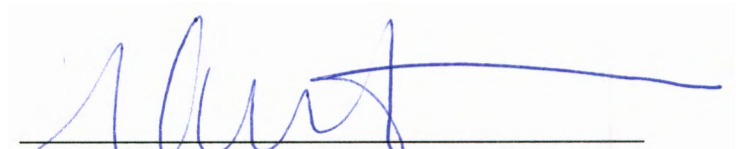
STATE OF TEXAS

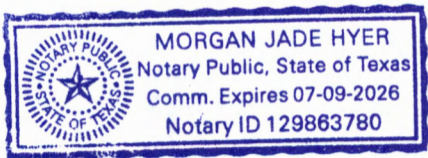
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§  
§

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 14th day of November, 2022

by Monica Schulz Orlando.

  
\_\_\_\_\_  
NOTARY PUBLIC In and For  
The State of Texas



Printed Name: Morgan Jade Hyer

My Commission Expires: 7/9/26

Being a 2.000 acre tract of land situated in the Nelson Kavanaugh Survey, Abstract No. 594, Coryell County, Texas and being a part or portion of that certain 20.00 acre tract of land (Exhibit "A") described in a Warranty Deed dated November 9, 2005 from Douglas M. Brewer and Ruby H. Brewer to Marion Taylor and being of record in Document No. 189007, Coryell County Public Record and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found being the called northwest corner (calls iron pin) of said 20.000 acre tract and being the southwest corner of that certain 25.611 acre tract of land (Exhibit "A") described in a Warranty Deed with Vendor's Lien dated July 5, 2005 from Donnie Gartman and Reba Gartman to Howard Bishop and being of record in Document No. 184298, Coryell County Public Records and being in the east right-of-way line of County Road No. 232, a publicly maintained roadway, for corner;

THENCE S. 77° 29' 52" E., 640.86 feet departing said east right-of-way line and with the common boundary line (calls S. 77° 38' 04" E., 637.57 feet) of said 20.000 acre tract and said 25.611 acre tract to a 3/8" iron rod with cap marked "2493 JBB" found at corner fence post (calls iron pin) for corner;

THENCE S. 67° 43' 59" W., 476.94 feet departing said common boundary line, over and across said 20.000 acre tract to a 1/2" iron rod with cap marked "RPLS 2475" set in the west boundary line of said 20.00 acre tract and in the east right-of-way line of County Road No. 232, for corner;

THENCE N. 29° 58' 48" W., 368.80 feet with said west boundary line (calls N. 29° 58' 48" W.) and with the said east right-of-way line to the Point of Beginning and containing 2.000 acres of land.

TOGETHER WITH A CMH SIERRA VISTA MANUFACTURED HOME, SERIAL NUMBER CLW026621TX WHICH IS BEING INSTALLED ON AND MADE A PART OF SUCH PROPERTY.

STATE OF TEXAS  
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*

Filed For Record  
AT 4 O'CLOCK P M

DEC 18 2008

*Barbara Simpson*  
County Clerk, Coryell Co., Texas

223738

**EXHIBIT "A"**

*[Handwritten signature]*