

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Amy Grant at 12:55 pm, Apr 29, 2024

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 November 2, 2021, executed by **JENNIFER DAWN ENGEN AND JAMES ALLEN ENGEN, 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. 202118439, Official Public Records of Burnet County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, 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, June 4, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Burnet County Courthouse at the place designated by the Commissioner's Court for such sales in Burnet 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 2000 American Homester Manufactured Home, Serial No. AH010111653AB.

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.

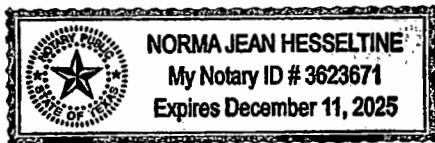
EXECUTED this 25 day of April, 2024.

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 25 day of April, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract I:

Being 1.832 acres of land, more or less, out the James B. Allen Survey, Abstract No. Five (5), in Burnet County, Texas, being more fully described in Exhibit "A-1" attached hereto and made a part hereof.

Tract II:

Being a fifty foot (50') wide, 0.554 acre non-exclusive access easement out the James B. Allen Survey, Abstract No. Five (5), in Burnet County, Texas, being more fully described in Exhibit "B" attached hereto and made a part hereof.

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

TRACT 1

BEING A 1.832 ACRE TRACT OF LAND IN THE J. B. ALLEN SURVEY, ABSTRACT NO. 3, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 14.16 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALBERT A. HUDGINS AND WIFE, MARY HUDGINS TO WILLIAM B. THOMAS, OF RECORD IN VOLUME 1112, PAGE 939, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 1.832 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Eastern Right of Way line of R. M. Highway 2340 and the Western boundary line of said 14.16 acre (Parent) tract, for the Southwest corner, **WHENCE** a 1/2" iron rod found stamped "RPLS- 4432" bears S 03°14'54" W, a distance of 25.03 feet, and from that point a concrete highway monument found bears N 86°46'28" W, a distance of 0.24 feet

THENCE N 03°15'14" E, with the Eastern Right of Way line of said Highway 2340 and the Western boundary line of said Parent tract, a distance of 267.75 feet to a 1/2" iron rod found with broken survey cap in the South line of a 50-foot wide access easement, of record in Volume 949, Page 745, Official Public Records of Burnet County, Texas, for the Northwest corner hereof;

THENCE S 84°30'42" E, with the south line of said easement, a distance of 303.61 feet to a disturbed 1/2" iron rod found for the Northeast corner hereof;

THENCE over and across said Parent tract, the following two (2) courses and distances:

1. S 05°29'01" W, a distance of 267.35 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for the Southeast corner hereof, and
2. N 84°32'57" W, a distance of 293.19 feet to the **POINT OF BEGINNING** and calculated to contain 1.832 acres

EXHIBIT A-1 PAGE 1 OF 1

TRACT II

BEING A 50 FOOT WIDE, 0.554 ACRE EASEMENT TRACT IN THE J. B. ALLEN SURVEY, ABSTRACT NO. 5, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 14.16 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALBERT A. HUDGINS AND WIFE, MARY HUDGINS TO WILLIAM B. THOMAS, OF RECORD IN VOLUME 112, PAGE 939, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.554 ACRE EASEMENT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Eastern Right of Way line of R. M. Highway 2340 and the Western boundary line of said 14.16 acre (Parent) tract, for the Northwest corner, **WHENCE** a 1/2" iron rod found stamped "RPLS- 4452" bears S 03°14'54" W, a distance of 25.03 feet, and from that point a concrete highway monument found bears N 86°46'28" W, a distance of 0.24 feet

THENCE over and across said Parent tract, the following five (5) courses and distances:

1. S 84°32'37" E, a distance of 293.19 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the Southeast corner of the herein described 1.832 acre Tract I, for the Northeast corner hereof,
2. S 05°29'01" W, at 25.00 feet passing a 1/2" iron rod found, in all a distance of 50.00 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" for the Easternmost Southeast corner hereof,
3. N 84°32'57" W, a distance of 241.41 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" for a reentrant corner hereof,
4. S 03°11'05" W, a distance of 190.18 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" for the Southernmost Southeast corner hereof, and
5. N 86°48'55" W, a distance of 50.00 feet to a 1/2" iron rod set with plastic cap stamped "EASEMENT" IN THE Eastern Right of Way line of said Highway 2340 and the Western boundary line of said Parent tract, for the Southwest corner hereof, **WHENCE** a 1/2" iron rod found for reference at the Southwest corner of said Parent tract bears S 03°13'32" W, a distance of 142.011 feet;

THENCE N 03°14'54" E, with the Eastern Right of said Highway 2340 and the Western boundary line of said Parent tract a distance of 242.19 feet to the **POINT OF BEGINNING** and calculated to contain 0.554 acres

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