

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0044 RECORDED DATE: 10/31/2022 10:33:53 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 940759 - 1 Doc(s) Document Page Count: 2 Operator Id: Meagan	
RETURN TO: () UPTON MICKITS & HEYMANN LLP 802 N CARANCAHUA STE 450 CORPUS CHRISTI, TX 78401	SUBMITTED BY: UPTON MICKITS & HEYMANN LLP 802 N CARANCAHUA STE 450 CORPUS CHRISTI, TX 78401	
<p>DOCUMENT # : FC-2022-0044 RECORDED DATE: 10/31/2022 10:33:53 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 Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH
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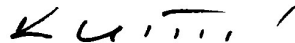
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 29, 2017, executed by **TERRI RENEA SHIRLEY AND BOBBY JOE SHIRLEY, 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. 20171348, Official Public Records of Limestone County, Texas, and corrected by that certain Correction Instrument Pursuant to §Sec. 5.028, Texas Property Code dated April 19, 2017, filed for record under Instrument No. 20171620, Official Public Records of Limestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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 6, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Limestone County Courthouse at the place designated by the Commissioner's Court for such sales in Limestone County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.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. CLW042624TX.

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.

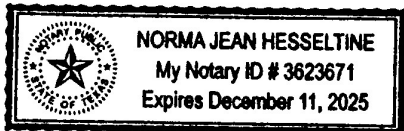
EXECUTED this 26 day of October, 2022.

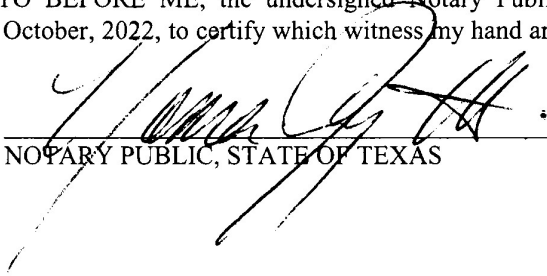


K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
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Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 26 day of October, 2022, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 0.264 acre tract consisting of part of Lots 1, 2, and 3, Block 1, City of Coolidge (Original Township), Limestone County, Texas, and part these same lots in deed to Gary W. Davis et ux recorded in Vol. 70 2, Pg. 803, Deed Records of Limestone County, Texas (L.C.D.R.), and said lots filed in the official plat recorded in Vol. 39, Pg. 128 L.C.D.R., said 0.264 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in a fence, and the South line of said Lot 3, and the North right of way line of Armour Street for the Southeast corner of said Davis tract, and this tract, same being the Southwest corner of the Billy Newsom tract;

THENCE South 43 degrees 03 minutes 00 seconds West with the North line of said Armour Street, at 25.00 feet to the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, at 75.00 feet the Southwest corner of Lot 2 and the Southeast corner of Lot 1, in a 125.00 feet to a set 1/2" iron rod at the intersection of the North line of Armour Street and the East right of way line of Sixth Street for the Southwest corner of said Lot 1 and this tract;

THENCE North 41 degrees 57 minutes 00 seconds West 94.00 feet with the East line of said Sixth Street and the West line of said Lot 1 to a set 1/2" iron rod for the Northwest corner of this tract;

THENCE North 49 degrees 50 minutes 13 seconds East with a division line through the said Lot 1, at 50.02 feet the East line of Lot 1 and the West line of said Lot 2, at 100.04 feet the East line of said Lot 2 and the West line of said Lot 3, in all 125.06 feet to a set 1/2" iron rod at a fence, and in the East line of said Davis tract and the West line of said Newsom tract for the Northwest corner of this tract;

THENCE South 41 degrees 57 minutes 00 seconds East 90.10 feet along a fence, and with the East line of said Davis tract and the West line of said Newsom tract to the point of BEGINNING, containing 0.264 acres of land, more or less.

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