



\*VG-1443-2024-2406474\*

**Freestone  
County  
Renee Gregory  
Freestone County  
Clerk**

**Instrument Number: 2406474**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: December 03, 2024 09:20 AM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$8.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2406474  
Receipt Number: 20241203000002  
Recorded Date/Time: December 03, 2024 09:20 AM  
User: Jamie M  
Station: CCLERK02

**Record and Return To:**

UPTON, MICKITS, HEYMANN, LLP  
802 N CARANCAHUA, SUITE 450  
CORPUS CHRISTI TX 78401



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

**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 January 17, 2024, executed by **ROBERT MICHAEL PEACH AND CHRISTINA ANN PEACH A/K/A CHRISTINA ANN ISBELL, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-2400727, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselatine, 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, January 7, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Freestone County Courthouse at the place designated by the Commissioner's Court for such sales in Freestone 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 the 2023 Palm Harbor Manufactured Home, Serial No. PHH320TX2229584AB.

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 November, 2024.

FILED FOR RECORD

At 9:00 o'clock a M

DEC 03 2024

RENEE GREGORY  
Clerk County Court, Freestone County, Texas

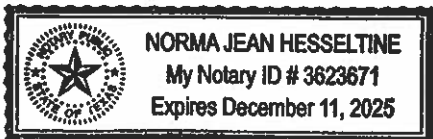
By Jamie Myers

K Littlefield

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
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Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto: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 November, 2024, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in Freestone County, Texas, a part of the G. LUNA League, A-18, and also a part of the and out of a twenty-two acre (22) tract of land described in deed dated January 5, 1939 from H.L. Baty and wife to T.L. Miller, recorded in Vol 164, page 342, Deed Records of Freestone County, Texas, the tract herein conveyed described be metes and bounds as follows, to-wit:

**BEGINNING** at the SE corner of a two acre tract conveyed to Ervin Rutherford by T.L. Miller and wife, said point on the West boundary line of Farm to Market Road No. 80;

**THENCE** in a Westerly direction with the South boundary line of said two acre tract 194 feet, an iron stake for corner;

**THENCE** in a Southerly direction parallel with the East boundary line of said twenty-two acre tract 224 feet, an iron stake for corner;

**THENCE** in an Easterly direction parallel with the South boundary line of said Ervin Rutherford two acre tract 194 feet to an iron stake in the West boundary line of Farm-to-Market Road No. 80;

**THENCE** Northerly with the West boundary line of said Farm-to-Market Road No. 80, 224 feet to the Place of Beginning and containing one acre of land, more or less.