



VG-1443-2021-2101594

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2101594

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 06, 2021 01:39 PM

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: 2101594
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Station: Clerk Station

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.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

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 11, 2005, executed by **DAVID KEENUM** ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 05003551, Official Public Records of Freestone County, Texas; said Deed of Trust being corrected and recorded under Instrument No. 05004074, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont or David Sims, 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, June 1, 2021**, (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 a 2005 CMH Pinehurst Manufactured Home, Serial No. CSS005321TXAB.

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.

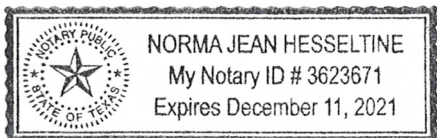
EXECUTED this 5 day of May, 2021.

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 5th day of May, 2021, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Two acres of land out of the 160 acres of land conveyed to S.H. Smith by Jas. Little by deed which is recorded in Volume M, Page 345 of the Deed Records of Freestone County, Texas, more particularly described as follows:

BEGINNING at the N.E. corner of the Methodist Church Lot sold out of said tract, a stake in the N line of the tract;

THENCE with the E. Line of said Church lot S. 3-30 W. 106.4 vrs. A stake;

THENCE E. 106.3 vrs. An iron stake for corner;

THENCE N. 3-30 E. 106.4 vrs. To a point in the N. Line of said tract in the middle of the roadway;

THENCE with said line W. 106.3 vrs. To the place of beginning (Magnetic variation 9-30 E.). For school purposes only. Being the same lands and premises set out and described in a certain Special Warranty Deed from O.M. Wroe, et al. To Trustees, New Hope School District Number Seven, dated December 27, 1923, found of record in Volume 97, Page 72, deed Records, Freestone County, Texas.

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