



VG-1443-2021-2103103

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 2103103

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 24, 2021 10:55 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: 2103103
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User: Tammy R
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 March 23, 2007, executed by **ROBERT G. SPEED AND CYNTHIA SPEED, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00702703, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, 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, October 5, 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 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 1997 Fleetwood Manufactured Home, Serial No. TXFLV12A53439FD11.

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 19th day of August, 2021.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 19th day of August, 2021, to certify which witness my hand and official seal.

Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

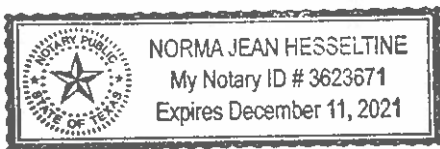


EXHIBIT "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 0.501 acres in the Hugh Shepherd Survey A-34, in Freestone County, Texas and being a part of a 5.008 acre tract described in Tract 40 deeded from Arlic A. Jones, Trustee to Bi-Stone Land Co., Inc. dated January 18, 1982 and recorded in the Freestone County Deed recorded in Freestone County, Texas and said 0.501 acre tract being more particularly described by metes and bounds as follows, to wit.

BEGINNING: at an iron pin for corner in the West margin of a 50 foot road and same being in the East line of the said Bi-Stone Land Co., Inc. 5.008 acre tract and same being the Southeast corner of a 1.010 acre tract described as Tract B and same being South 0°40'00'' West 131.00 feet from the Northeast corner of the said Bi-Stone Land Co., Inc. 5.008 acre tract;

THENCE South 0°40'00'' West with the West margin of the said road and with the East line of the said Bi-Stone Land Co., Inc. 5.008 acre tract a distance of 130.15 feet to an iron pin for corner in the said line and same being the Northeast corner of another 0.501 acre tract described as tract 6;

THENCE North 89°20'00'' West with the North line of the said Tract 6 a distance of 168.00 feet to an iron pin for corner in the East line of a 1.003 acre tract and same being the Northwest corner of the said Tract 6;

THENCE North 0°40'00'' East with the East line of the said 1.003 acre tract a distance of 130.15 feet to an iron pin for corner in the South line of the said Tract 8 and same being the Northeast corner of the said 1.003 acre tract;

THENCE South 89°20'00'' East with the South line of the said Tract 8 a distance of 168.00 feet to the PLACE OF BEGINNING.

Contains 0.501 acres of land. Tract #7