

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2024-0020 <b>RECORDED DATE:</b> 06/27/2024 01:46:30 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 996965 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002	
<p>DOCUMENT # : FC-2024-0020          RECORDED DATE: 06/27/2024 01:46:30 PM</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;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </div> </div>		

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**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 July 13, 2020, executed by **RANDY ESQUIVEL-HIDROGO AND RANDI NICOLE FORTSON, A MARRIED COPULE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2020-0002640, Official Public Records of Limestone 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, 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, August 6, 2024**, (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 the 2021 Tru Manufactured Home, Serial No. BL2005775TXAB. MM

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.

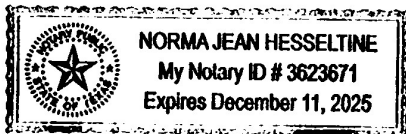
EXECUTED this 26 day of June, 2024.

*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](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 June, 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, part of the Andres Varela XI League Grant, Abstract No. 29, Limestone County, Texas being part of that certain called 5.139 acre tract described in a deed to Weldon Hudgins and Cynthia Hudgins from Jack L. Sunday and Beulah M. Sunday on February 9, 2006 in Volume 1197, Page 133 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 60d nail and tin (found) for the Southeast corner of the above mentioned 5.139 acre Hudgins tract, near the Southwest corner of a called 5.160 acre tract conveyed to Howard Leslie Srader and Lela Mae Srader in Volume 1319, Page 493 and being in the center of County Road No. 432;

THENCE North 73 deg. 33 min. 01 sec. West with the South line of the 5.139 acre Hudgins tract and the center of County Road No. 432, a distance of 140.00 ft. to the Southwest corner of this tract and being the Southeast corner of a 2.73 acre tract described on this day, from which a 60d nail and tin (found) for the Southwest corner of the 5.139 acre Hudgins tract, bears North 73 deg. 33 min. 01 sec. West — 159.85 ft. and a  $\frac{1}{2}$ " iron rod (set) for reference bears North 00 deg. 45 min. 32 sec. East — 23.08 ft.;

THENCE North 00 deg. 45 min. 32 sec. East across the 5.139 acre Hudgins tract and with the East line of the 2.73 acre tract, a distance of 773.07 ft. to a  $\frac{1}{2}$ " iron rod (set) for the Northeast corner of same, in the North line of the 5.139 acre Hudgins tract and being in a South line of the residue of a called 114.409 acre tract conveyed to the Jackie Logan Sunday Trust in Volume 1097, Page 609, from which a 60d nail (set) in the top of a x-tie fence corner for the Northwest corner of the 5.139 acre Hudgins tract bears North 74 deg. 28 min. 36 sec. West — 159.65 ft.;

THENCE South 74 deg. 28 min. 36 sec. East with the North line of the 5.139 acre Hudgins tract and a South line of the residue of the 140.409 acre Sunday tract, a distance of 140.00 ft. to a 60d nail and tin (found) in the top of a x-tie fence corner for the Northeast corner of the 5.139 acre Hudgins tract and being near the most westerly line of a called 15.000 acre tract conveyed to James Otis Irvin and Diane S. Irvin in Volume 1316, Page 228;

THENCE in a southerly direction with the East lines of the 5.139 acre Hudgins tract, near the most westerly line of the 15.000 acre Irvin tract and with or near the West line of said 5.160 acre Srader tract as follows:

- 1.) South 00 deg. 01 min. 19 sec. West a distance of 65.85 ft. to a  $\frac{1}{2}$ " iron rod (found) at a pipe fence corner,
- 2.) South 00 deg. 59 min. 00 sec. West a distance of 686.11 ft. to a  $\frac{1}{2}$ " iron rod (found) capped at the Southeast corner of a 12" x 12" concrete fence corner post and
- 3.) South 02 deg. 19 min. 10 sec. East a distance of 23.34 ft. to the place of beginning and containing **2.40 acres** of land of which 0.07 acre lies in the occupied right-of-way of County Road No. 432.

The bearings recited herein are based on an East line of a called 5.139 acre tract described in Volume 1197, Page 133 of the Real Property Records of Limestone County, Texas.