

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0002 <b>RECORDED DATE:</b> 01/09/2025 03:01:44 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> 1001947 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
<p>DOCUMENT # : FC-2025-0002          RECORDED DATE: 01/09/2025 03:01:44 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.**

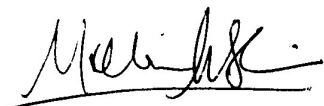
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 5, 2024, executed by **NIJAH DASHAYE BROWN A/K/A NIJAH BROWN, UNMARRIED**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2024-0000135, Official Public Records of Limestone County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany 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, February 4, 2025**, (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 2024 CMH Manufactured Home, Serial No. BL2011532TXABAC.

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.

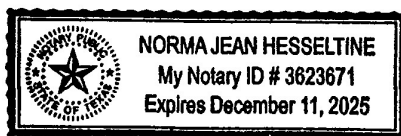
EXECUTED this 6 day of January, 2025.



K. CLIFFORD 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 6 day of January, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BLACKLAND SURVEYING, LLC**

Field notes for 1.62 acres, out of the P. Varela Survey, Abstract Number 30, Limestone County, Texas, being a part of the remainder of that called 9.15 acre tract, described in a deed to Franklin M. Rubio, recorded under Instrument Number 2021-0005611 of the Official Public Records of Limestone County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a mag nail set in the approximate centerline of LCR 474, at the Southeast corner of said 9.15 acre tract, at the Southwest corner of that called 1.15 acre tract described in a deed to F Four H Co., LLC, recorded under Instrument Number 20190233 of the Official Public Records of Limestone County, Texas, in a North line of that called 387.7 acre tract, described in a deed to Fred S. Brown, recorded in Volume 696, Page 299 of the Deed Records of Limestone County, Texas, for the Southeast corner of this tract, from which a railroad spike found at the Northeast corner of said 387.7 acre tract bears N 52degrees 17minutes 59seconds E 457.67 feet for reference;

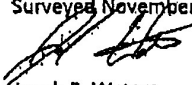
THENCE S 52degrees 09minutes 10seconds W 189.77 feet along the approximate centerline of LCR 474 to a mag nail set at the Southwest corner of said 9.15 acre remainder tract, at the Southeast corner of that called 9.15 acre remainder tract, described in deed to Pearlle M. Beasley Blair, recorded in Volume 777, Page 42 of the Deed Records of Limestone County, Texas, for the Southwest corner of this tract;

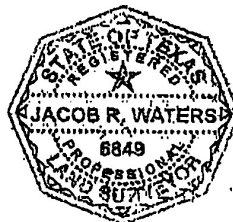
THENCE N 37degrees 50minutes 50seconds W 25.00 feet pass a 1/2-inch for reference iron rod set capped "Blackland" and continuing for a total distance of 426.24 feet to a 1/2-inch iron rod set in the South line of Highway 84, for the Northwest corner of this tract;

THENCE N 81degrees 49minutes 27seconds E 218.41 feet along the South line of Highway 84 to a 1/2-inch iron rod set capped "Blackland" at the Northwest corner of said 1.15 acre tract, for the Northeast corner of this tract;

THENCE S 37degrees 50minutes 50seconds E 296.13 feet pass a 5/8-inch iron rod found for reference and continuing for a total distance of 318.12 feet to the POINT OF BEGINNING, containing 1.62 acres of land.

Surveyed November 16<sup>th</sup>, 2023.

  
Jacob R. Waters  
RPLS No. 6849  
Job No. 23-11-0661



BLACKLAND SURVEYING, LLC  
T.B.P.E.L.S. Firm No. 10194650  
PO Box 367, West, Texas 76691  
Phone: 254-457-1442