

25-002FC

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.

FILED FOR RECORD
SHELBY COUNTY TEXAS

JENNIFER L. FOUNTAIN
COUNTY CLERK

NOTICE OF SALE

BY _____ DEPUTY

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 27, 2019, executed by **BRANDON KELLY SOWELL A/K/A BRANDON K. SOWELL AND GIGET JOEL SOWELL A/K/A GIGET J. SOWELL, A MARRIED COUPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2019003160, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Robert LaMont, Sharon St. Pierre, 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 Shelby County Courthouse at the place designated by the Commissioner's Court for such sales in Shelby County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2018 CMH Manufactured Home, Serial No. CSS020473TXAB.

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.

FILED FOR RECORD
SHELBY COUNTY TEXAS

2025 JAN -7 PM 2:46

JENNIFER L. FOUNTAIN
COUNTY CLERK

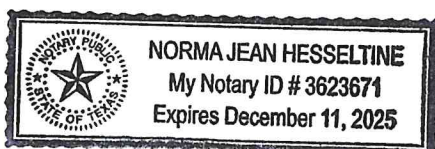
EXECUTED this 3 day of January, 2025

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 3 day of January, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 1.0800 acres of land situated in the Samuel Todd Survey, Abstract. 894, Shelby County, Texas, and being part of and out of a called 46.176 acre tract described in a General Warranty Deed from Lonnie Traxler, Trustee of the Traxler Revocable Living Trust, to Lonnie Traxler, Individually, dated August 11, 2016, and recorded under Document No. 2016002462, in the Official Public Records of Shelby County, Texas, said 1.0800 acre being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at 1-inch iron pipe found for the Southeast corner of said called 46.176 acre tract and being the Southwest corner of a called 113-1/5 acre tract described in a Warranty Deed from Mattie Jean Borders to Ronnie Borders, dated May 1, 1984 and recorded in Volume 635, Page 471, in the Deed Records of Shelby County, Texas, and being in the North line of a called 50.8 acre tract described in a Warranty from Ona Lee Collins and Steve Edward Collins to Charles Dearing and wife, Zelma Dearing, dated April 16, 1963, and recorded in Volume 411, Page 523, in the Deed Records of Shelby County, Texas, from which a 1-inch iron pipe found for the Northeast corner of said called 46.176 acre tract bears N 00 degrees 40' 10" E, 1,236.33 feet (called S 00 degrees 40' 31" W, 1,236.01 feet);

THENCE S 89 degrees 58' 05" W, with the South line of said called 46.176 acre tract (basis of bearing orientation) with the North line of said Dearing called 50.8 acre tract, passing the Northwest corner of said 50.8 acre tract and continuing with the North line of a called 49-1/2 acre tract described in a conveyance from W. J. Sigler and wife, Mary E. Sigler, to J. H. Daw, dated October 8, 1917, and recorded in Volume 90, Page 356, in the Deed Records of Shelby County, Texas, a distance of 131.92 feet to a 1/2 inch iron rod with plastic cap set 25 feet West of an overhead electric line and the POINT OF THE BEGINNING of the hereon described 1.0800 acre tract;

THENCE S 89 degrees 58' 05" W, continuing with the South line of said called 46.176 acre tract and with said North line of the Daw called 49- 1/2 acre tract and entering into County Road 2011, a distance of 200.00 feet to a point for corner from which a 1/2 -inch iron rod found at the Southwest corner of said Traxler called 46.176 acre tract and the Northwest corner of said Daw called 49-1/2 acre tract bears S 89 degrees 58' 05" W, 1,289.84 feet, and a 1/2 inch iron rod with plastic cap set for witness bears N 01 degrees 20' 17" E, 22.54 feet;

THENCE N 01 degrees 20' 17" E, into said called 46.176 acre tract, a distance of 235.29 feet to a 1/2 inch iron rod with plastic cap set for corner;

THENCE N 89 degrees 58' 05" E, a distance of 200.00 feet to a 1/2-inch rod with plastic cap set for corner and 25 feet West of said overhead electric line;

THENCE S 01 degrees 20' 17" W, a distance of 235.29 feet to the POINT OF THE BEGINNING and containing 1.0800 acres of land within these calls.

Bearing orientation based on the South line of the called 46.176 acre tract having a bearing of S 89 degrees 58' 05" W, as described in deed recorded under Document No. 2016002464, in the Official Public Records of Shelby County, Texas.