

25-008 FC

**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 November 8, 2019, executed by **JORDAN DAVID GOELDEN AND CALLYE DELL GOELDEN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2019003475, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, April 1, 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 the 2019 Sunshine Manufactured Home, Serial No. ALS21837AB.

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 21 day of February, 2025.

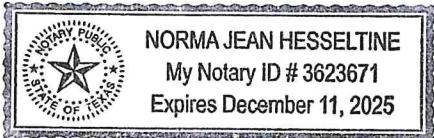
*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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FILED FOR RECORD  
SHELBY COUNTY TEXAS  
2025 FEB 24 PM 2:27  
JESSIE L. FOURTAIN  
COUNTY CLERK  
DEPUTY

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 21 day of February, 2025, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**BEING** 1.0 acre, a part of the CHARLES MOORE SURVEY, A-520, Shelby County, Texas, and being the land described in the Warranty Deed from Alma D. Jaimes and Solomon S. Cassell to Jordan David Goelden, a married man, dated April 16, 2019, recorded under Instrument No. 2019002564, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of said called 10.000 acre tract in the West margin of County Road 3801 and 19.2 feet Westerly of its approximate centerline, and being the most Northerly Southwest corner of a called 92.31 acre tract described in a General Warranty Gift Deed from Edgel May Permenter to Steve Permenter, dated May 14, 2008, and recorded under Document No. 2008005009, in the Official Public Records of Shelby County, Texas, and being in the East line of a called 7.5 acre tract described as "First Tract" in a Warranty Deed from George L. Cockrell, Jr. to Robert Woodfin, dated October 20, 1994, and recorded in Volume 776, Page 603, in the Real Property Records of Shelby County, Texas, and being in the apparent West line of said Charles Morris Survey and the apparent East line of the Lucy Maragle Survey, Abstract 459, Shelby County, Texas from which the Northwest corner of said called 92.31 acre tract bears N 01 deg 18 min 12 sec W. 112.83 feet, as witnessed by a 1/2 inch iron rod found bearing N 89 deg 17 min 00 sec E. 38.57 feet;

THENCE N 88 deg 29 min 38 sec E. with the North line of said called 10.000 acre tract (called N 88 deg 28 min 04 sec E.) and with a South line of said called 92.31 acre tract, a distance of 416.32 feet (called 416.13 feet) to a 5/8-inch iron rod found for the Northeast corner of said called 10.000 acre tract and an interior corner of said called 92.31 acre tract;

THENCE S 01 deg 31 min 56 sec E. with the East line of said called 10.000 acre tract (basis of bearing orientation) and with a West line of said called 92.31 acre tract, a distance of 104.58 feet to a 1/2-inch iron rod with plastic cap set for corner, from which a 5/8-inch iron rod found for the Southeast corner of said called 10.000 acre tract and another interior corner of said called 92.31 acre tract bears S 01 deg 31 min 56 sec E. 938.87 feet;

THENCE S 88 deg 29 min 38 sec W. across said called 10.000 acre tract, a distance of 416.74 feet to a 1/2-inch iron rod with plastic cap set in the West line of said called 10.000 acre tract in said West margin of County Road 3801 and 19.2 feet West of its approximate centerline, and being in the East line of a called 15 acre tract described in a Warranty Deed with Vendor's Lien from Brent Sims and wife, Melinda Sims, to John Weir, Jr., and wife, Ashley Weir, dated March 25, 2010, and recorded under Document No. 2010003866, in the Official Public Records of Shelby County, Texas, and being N 01 deg 18 min 12 sec W. 249.30 feet from a 1/2-inch iron rod found for the Southeast corner of said called 15 acre tract and an angle point in said West line of the called 10.000 acre tract;

THENCE N 01 deg 18 min 12 sec W. with said West line of the called 10.000 acre tract (called N 01 deg 16 min 45 sec W.) and with the East line of said called 15 acre tract, passing at a distance of 10.64 feet the Northeast corner of said called 15 acre tract and the Southeast corner of said called 7.5 acre tract, from which a 1/2-inch iron rod found bears N 87 deg 26 min E. 3.14 feet, and continuing with the East line of said called 7.5 acre tract for a total distance of 104.58 feet to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

Bearing orientation based on the East line of the called 10.000-acre tract having a bearing of S 01 deg 31 min 56 sec E. as described in a deed recorded under Document No. 2017003946, in the Official Public Records of Shelby County, Texas.

Surveyed by William B. Connolly, Registered Professional Land Surveyor, No. 5313, State of Texas on January 19, 2018.

AL-5- TRA 599077  
**TOGETHER** with that certain mobile home bearing Serial No. 21837AB and Label No. TRA 94018 the title to which will be surrendered and the home elected as part of the real property.