

25-019FC

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 June 17, 2010, executed by **ROBERT A. NICHOLS, SINGLE, AND PEGGY NICHOLS, A SINGLE WOMAN**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2010008045, 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, July 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 2010 CMH Manufactured Home, Serial No. CSS011402TXAB.

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.

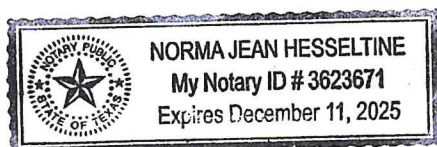
EXECUTED this 29 day of May, 2025.

FILED FOR RECORD
SHELBY COUNTY TEXAS
2025 MAY 30 AM 11:22
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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Facsimile: (361) 884-5291
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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 29 day of May, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 1 acre of land, more or less, a part of the JOHN ENGLISH SURVEY, A-177, Shelby County, Texas, which said 1 acre tract is to be surveyed out of a 50 acre tract, and being described in Warranty Deed from E B B Farms to Robert A. Nichols dated November 20, 1998, recorded in Vol. 849, Page 862, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point for corner in the center of CR 3090 in the NBL of said called 50 acre tract at the NWC of a 5.00 acre tract described in Warranty Deed from Robert A. Nichols and wife, Sandra Nichols to Samuel C. Nichols, recorded in Vol. 1059, Page 248, Official Public Records, Shelby County, Texas, from which a 1/2 inch rebar found with orange cap bears S. 23 deg. 18 min. 40 sec. E. 20.00 ft.;

THENCE along the center of CR 3090 and the NBL of said 50 acre tract, S. 65 deg. 00 min. 00 sec. W. 76.00 ft. to a point for corner in the center of said road for the true point of beginning for this 1.00 acre tract, from which a 1/2 inch rebar with orange cap found at the South margin of said road bears S. 23 deg. 18 min. 40 sec. E. 20.00 ft.;

THENCE S. 23 deg. 18 min. 40 sec. E. at 20.00 ft. passing said 1/2 inch rebar, in all 418.74 ft. to a 1/2 inch rebar set for corner in a new hogwire fence;

THENCE S. 65 deg. 00 min. 00 sec. W. 162.88 ft. to a 1/2 inch rebar set for corner;

THENCE N. 23 deg. 18 min. 40 sec. W. 153.60 ft. to a 1/2 inch rebar set for corner;

THENCE N. 25 deg. 54 min. 54 sec. E. 148.99 ft. to a 1/2 inch rebar set for corner;

THENCE N 23 deg. 18 min. 40 sec. W. at 146.16 ft. passing a 1/2 inch rebar set for witness, in all 171.16 ft. to a point for corner in the center of CR 3090 and the NBL of said called 50 acre tract;

THENCE with said 50 acre NBL and the center of CR 3090, N. 65 deg. 00 min. 00 sec. E. 50.00 ft. to the Point of Beginning, containing 1.00 acre of land, more or less.

Surveyed by J. David Berry, Registered Professional Land Surveyor of the State of Texas, No. 4825, on June 4, 2010.