

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 April 21, 2023, executed by **DONALD DEWAYNE WILHITE A/K/A DONALD WILHITE AND VICKIE DIANN WILHITE, BOTH UNMARRIED PERSONS**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-004414, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Jim O'Bryant, 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, January 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Van Zandt County Courthouse at the place designated by the Commissioner's Court for such sales in Van Zandt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 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 2022 CMH Manufactured Home, Serial No. BEL017666TX.

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.

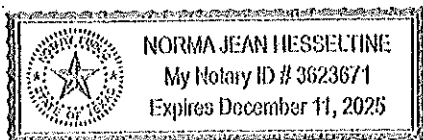
EXECUTED this 21 day of November, 2023.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Telephone: (361) 884-0612
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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 21 day of November, 2023, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD

NOV 30 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

EXHIBIT "A"

Being a tract or parcel of land lying and situated in the P.E. KUYKENDALL SURVEY, Abstract No. 465, Van Zandt County, Texas, being all that certain called 2.008 acre tract of land described in a deed to Donald Wilhite, as recorded in Document No. 2014-006833, Real Records, Van Zandt County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod set stamped "RPLS 5633" set for corner in the south right-of-way line of the T & P Railroad R.O.W., at the northeast corner of said 2.008 acre tract;

THENCE, South 07° 42' 05" West, along the east line of said 2.008 acre tract, a distance of 320.37 feet to a 1/2" iron rod found for corner at the northeast corner of a called 0.992 acre tract of land described as Tract 2, in a deed to Douglas Parker as recorded in Document No. 2021-010467, Real Records, Van Zandt County, Texas;

THENCE, North 84° 28' 47" West, along the north line of said 0.992 acre tract, a distance of 114.61 feet to a 1/2" capped iron rod set stamped "RPLS 5633" set for corner;

THENCE, North 00° 34' 18" East, through said 0.992 acres, a distance of 327.56 feet to a 1/2" capped iron rod set stamped "RPLS 5633" set for corner in the south right-of-way line of said T & P Railroad R.O.W.;

THENCE, South 82° 11' 29" East, along said south right-of-way line, a distance of 155.19 feet to the POINT OF BEGINNING and containing 1.00 acres (43,560 square feet) of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of TODD FINCHER, R.P.L.S. #5633, dated March 13, 2023.