

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 December 18, 2023, executed by MADISON LNEA SICKEL A/K/A MADISON SICKEL AND WAYLAND QUINN WHITLOCK A/K/A WAYLAND WHITLOCK, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2023-011662, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, 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, December 3, 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 2023 Legacy Manufactured Home, Serial No. L19298AB.

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.

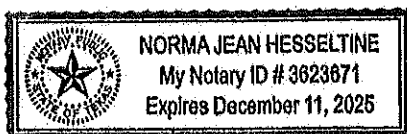
EXECUTED this 23 day of October, 2024.

K. CLIFFORD
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

THE STATE OF TEXAS §
COUNTY OF NUECES §

OCT 24 2024
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 23 day of October, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 1.00 acre of land situated in the JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, Van Zandt County Texas, being a part of that certain called 5.50 acre tract as described in a deed from Casey L. Hardin to John A. Sickel, dated May 21, 2004, and recorded in Document No. 2004-00005732, of the Deed Records of Van Zandt County, Texas. Said 1.00 acre of land being more particularly described as follows:

BEGINNING at a cotton spindle (found) at the west corner of the above mentioned 5.50 acre tract, being at the northeast north corner of that certain called West 1/2 of Lot 6 and part of Lot 5 of Forest Park Estates, and being within County Road 2521.

THENCE: North 44° 34' 50" East, a distance of 104.31 feet, with the northwest boundary line of said 5.50 acre tract, within County Road 2521, to a point for corner and from which a 1/2" iron rod (set with a cap marked "STANGER") bears South 45° 05' 42" East, a distance of 14.96 feet;

THENCE: South 45° 05' 42" East, a distance of 417.57 feet, to a 1/2" iron rod (set with a cap marked "STANGER") in the southeast boundary line of said 5.50 acre tract and being in northwest boundary line of that certain called 30.9 acre tract as described in a deed to Henry C. Lewis, recorded in Volume 767, Page 56;

THENCE: South 44° 33' 03" West, a distance of 104.31 feet, with the southeast boundary line of said 5.50 acre tract, with the northwest boundary line of the above mentioned 30.9 acre tract, to a 1/2" iron rod (found) at the south corner of said 5.50 acre tract and being at the east corner of the above mentioned West 1/2 of Lot 6 and part of Lot 5;

THENCE: North 45° 05' 42" West, a distance of 417.62 feet, with the southwest boundary line of said 5.50 acre tract, with the northeast boundary line of West 1/2 of Lot 6 and part of Lot 5, back to the POINT OF BEGINNING and containing a 1.00 of an acre tract of land.

Bearings are based on the record bearing of "North 45° 05' 42" West" between a 1/2" iron rod (found) for the south corner and a cotton spindle (found) for the west corner of the called 5.50 acre tract shown hereon per Document No. 2004-00005732, D.R.V.Z.C.T.