

NOV 07 2024

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

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 12, 2021, executed by VALARIE MICHELLE PALMER, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-013265, 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, 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 2021 CMH Manufactured Home, Serial No. CSS022842TXAB.

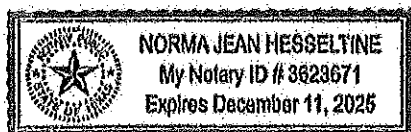
Assert and Protect Your Rights as a Member of the Armed Forces of the United States: If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 31 day of October, 2024.

*K. Littlefield*  
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 §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 31 day of October, 2024, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract or parcel of land situated within the Robert Earl Survey, Abstract No. 228, Van Zandt County, Texas, being a part of that tract of land conveyed to Lonnie O. Chappell and Virginia L. Chappell in Volume 1704, Page 464, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a point, within County Road No. 3808, for the northeast corner of said tract;

**THENCE** South 39 degrees 45 minutes 45 seconds East, passing a 1/2 inch steel rod found at 40.67 feet, in all 370.77 feet to a 3 inch steel fence post found for corner;

**THENCE** South 01 degrees 59 minutes 00 seconds East, 29.44 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 57 minutes 50 seconds West, 398.50 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 03 degrees 57 minutes 23 seconds East, Passing a 1/2 inch steel rod set and capped "Vogt 5248" at 283.99 feet, in all 315.02 feet to a point for corner within County Road No. 3808, from which a 1 inch pipe found bears South 84 degrees 59 minutes 54 seconds West at 335.92 feet for witness;

**THENCE** South 89 degrees 57 minutes 50 seconds East, within County Road No. 3808, 138.60 feet to the Point of Beginning and containing 2.01 acres of land.