

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 September 11, 2024, executed by CHRISTOPHER M. EARLSTON A/K/A CHRISTOPHER EARLSTON, MARTHA JEWEL EARLSTON A/K/A MARTHA EARLSTON, A MARRIED COUPLE, AND ALAN BYRON CHANDLER, SR., A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2024-007881, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, 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, January 6, 2026, (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 2024 Fleetwood Manufactured Home, Serial No. FLE240TX2450589AB.

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 26 day of November, 2025.

FILE FOR RECORD

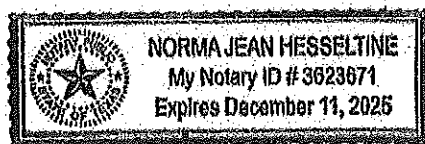
DEC 04 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgage Attorney
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THE STATE OF TEXAS §
COUNTY OF NUBCES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 26 day of November, 2025, 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 in the JESSE STOCKWELL SURVEY, Abstract No. 760, Van Zandt County, Texas, and being part of that certain called 0.799 acre tract conveyed from Thelma Hostetter to Kenneth Riddle, et ux Linda in Deed dated December 28, 1979, recorded in Volume 923, page 477, Deed Records of Van Zandt County, Texas; being the same land in Deed dated March 18, 1997 from Mid State Trust II to William Webb, recorded in Volume 1417, page 611, Real Records of Van Zandt County, Texas., and being more completely described as follows, to-wit:

BEGINNING at an iron rod for the East corner of said called 0.799 acre tract in the Northwest Right of Way of Westwood Drive;

THENCE South 46 deg. 27 min. West with said Northwest Right of Way, a distance of 104.35 feet to an iron rod for corner;

THENCE North 44 deg. 20 min. West, a distance of 166.85 feet to an iron rod for corner in the Northwest line of said called 0.799 acre tract;

THENCE North 45 deg. 58 min. 42 sec. East with said Northwest line, a distance of 104.35 feet to an iron pipe for North corner of said called 0.799 acre tract;

THENCE South 44 deg. 20 min. East, a distance of 167.7 feet to the **PLACE OF BEGINNING** and containing 0.401 acres of land.