

APR 10 2025

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT COUNTY  
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 May 1, 2024, executed by STACIE SPORTSMAN DANIEL, A/K/A STACIE KRISTINE DANIEL, AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2024-003943, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany 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, May 6, 2025**, (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. FLE240TX2449970AB.

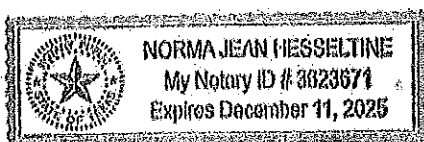
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 3 day of April, 2025.

*K. Clifford 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 3 day of April, 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 J. W. Berry Survey A-121, and J. Eakin Survey A-231, Van Zandt County, Texas, same being part of a called 3.46 acre tract as found in Warranty Deed dated May 17, 2005 from Lillie Ann Marshall, and husband R. P. Marshall to Charles W. Sportsman as found recorded in Vol. 2042, page 602 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

**BEGINNING** at a point within County Road 4503, and in a North line of said Sportsman's 3.46 acre tract for the Northwest corner of this, from which a 1/2" Iron rod was set for a reference bears South 01 deg. 48 min. 17 sec. West 24.50 feet, said beginning point being South 86 deg. 10 min. 35 sec. East 281.62 feet from a 40d Nail found for the Northwest corner of said Sportsman's 3.46 acre tract;

**THENCE:** South 86 deg. 10 min. 35 sec. East 211.04 feet with County Road 4503, and with a North line of said Sportsman's 3.46 acre tract to a 60d Nail found for an angle point of same;

**THENCE:** North 89 deg. 10 min. 45 sec. East 182.15 feet with County Road 4503, and with a North line of said Sportsman's 3.46 acre tract to a 1/2" Iron Rod found for the Northeast corner of said Sportsman's 3.46 acre tract;

**THENCE:** South 01 deg. 05 min. 23 sec. East 224.29 feet with the East line of said Sportsman's 3.46 acre tract to a point for the Southeast corner of said Sportsman's 3.46 acre tract, from which a 5" Square Steel Fence Corner post was found and used for a reference bears North 01 deg. 05 min. 23 sec. West 0.92 feet;

**THENCE:** North 87 deg. 54 min. 07 sec. West 404.20 feet with the South line of said Sportsman's 3.46 acre tract to a 1/2" Iron Rod set for the Southwest corner of this;

**THENCE:** North 01 deg. 48 min. 17 sec. East 221.03 feet to the place of beginning and containing 2.00 acres of land.