

**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 5, 2019, executed by **RANDOLPH LANE A/K/A RANDOLPH MARK LANE AND PEGGY LANE A/K/A PEGGY ELIZABETH LANE, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2019-002957, 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, December 5, 2023**, (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 p.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 2017 Champion Redman Manufactured Home, Serial No. 125000HA005271AB.

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 18 day of October, 2023.

FILED FOR RECORD

OCT 19 2023

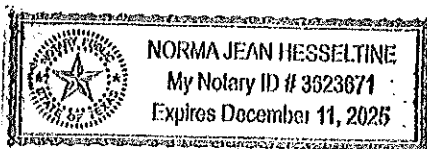
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 18 day of October, 2023, to certify which witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**TRACT 1:**

All that certain lot, tract or parcel of land situated within the John Wright Survey, Abstract No. 900, Van Zandt County, Texas, being a part of that tract of land conveyed to Randolph and Peggy Lane in Document No. 2019-000222, Real Records of Van Zandt County, Texas, same being a part of Lot 6 of Berkeley - Fruitvale Properties, as recorded in Glide 150A, Plat Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch steel rod found for the southwest corner of said Lane tract;

**THENCE** North 00 degrees 18 minutes 58 seconds East, with the west line of said Lane tract, 223.52 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 37 minutes 37 seconds East, crossing said Lane tract, 195.71 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 18 minutes 58 seconds West, with the east line of said Lane tract, 221.64 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 04 minutes 44 seconds West, with the south line of said Lane tract, 195.75 feet to the Point of Beginning and containing 1.00 acre of land.

**TRACT 2: AN INGRESS / EGRESS AND UTILITY EASEMENT AS FOLLOWS:**

**BEGINNING** at a 1/2 inch steel rod set and capped "Vogt 5248" for the southeast corner of said Lane (Doc. No. 2019-000222) tract;

**THENCE** North 00 degrees 18 minutes 58 seconds East, 15.00 feet to a point for corner;

**THENCE** North 89 degrees 04 minutes 44 seconds East, 15.00 feet from and parallel to the south line of a tract of land conveyed to Herbert Lane et ux, Linda Lane in Volume 1025, Page 975, Deed Records of Van Zandt County, Texas, 587.75 feet to a point for corner;

**THENCE** North 00 degrees 12 minutes 40 seconds East, 104.43 feet to a point for corner;

**THENCE** South 75 degrees 37 minutes 23 seconds East, 10.31 feet to a point for corner, from which a 1/4 inch steel rod found bears North 00 degrees 12 minutes 40 seconds East at 59.37 feet for witness;

**THENCE** South 00 degrees 12 minutes 40 seconds West, 116.71 feet to a 1/2 inch steel rod found for corner in the south line of a tract of land conveyed to Herbert Lane et ux, Linda Lane in Volume 1025, Page 975, Deed Records of Van Zandt County, Texas, from which a 1/4 inch steel rod found for the southeast corner of said Lane (Volume 1025, Page 975) tract bears North 89 degrees 04 minutes 44 seconds East at 250.66 feet for witness;

**THENCE** South 89 degrees 04 minutes 44 seconds West, with the south line of said Lane (Volume 1025, Page 975) tract, passing a 1/4 inch steel rod found at 3.66 feet, in all 597.78 feet to the Point of Beginning;

## EXHIBIT "A" CONTINUED

### GRANTOR RESERVES A 15 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT AS FOLLOWS:

All that certain lot, tract or parcel of land situated within the John Wright Survey, Abstract No. 900, Van Zandt County, Texas, being a part of that tract of land conveyed to Randolph and Peggy Lane in Document No. 2019-000222, Real Records of Van Zandt County, Texas, same being a part of Lot 6 of Berkeley - Fruitvale Properties, as recorded in Glide 150A, Plat records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" for the southeast corner of said Lane (Document No. 2019-000222) tract;

THENCE South 89 degrees 04 minutes 44 seconds West, with the south line of said Lane (Document No. 2019-000222) tract, 15.00 feet to a point for corner;

THENCE North 00 degrees 18 minutes 58 seconds East, 221.79 feet to a point for corner;

THENCE North 89 degrees 37 minutes 37 seconds East, 15.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 18 minutes 58 seconds West, with the east line of said Lane (Document No. 2019-000222) tract, 221.64 feet to the Point of Beginning.