

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 October 8, 2022, executed by **ANDREW WEBB, JR. A/K/A ANDREW LEE WEBB, JR. AND JACQUELINE WEBB A/K/A JACQUELINE MARIE WEBB, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-011817, 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, April 2, 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 2022 Legacy Manufactured Home, Serial No. L117862.

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 13 day of February, 2024.

FILED FOR RECORD

FEB 15 2024

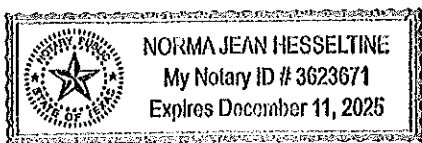
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

K Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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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 13 day of February, 2024, to certify which witness my hand and official seal.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the J. RAYFIELD SURVEY A-723, Van Zandt County, Texas, same being part of a called 69.729 acre tract as found in Warranty Deed With Vendor's Lien dated October 19, 2007 from Newell O. Bollinger, a single person, to Wayne D. Wright and spouse, Beverly A. Wright as found recorded in Document No. 2007-046372 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a Mag. Nail set (replacing a 40d Nail previously found) near the center of County Road 2627, and in the South survey line of said Rayfield Survey for the most Easterly Southeast corner of said Wright's 69.729 acre tract, from which a Steel Fence Corner Post was found and used for a reference bears North 01 deg. 50 min. 52 sec. East 32.30 feet;

THENCE: North 88 deg. 00 min. 00 sec. West 436.50 feet with County Road 2627, the South line of said Wright's 69.729 acre tract, and the South survey line of said Rayfield Survey to a Mag. Nail set for the Southwest corner of this, from which a 1/2" Iron Rod reference was set bears North 02 deg. 26 min. 13 sec. East 32.00 feet;

THENCE: North 02 deg. 26 min. 13 sec. East 581.59 feet to a 1/2" Iron Rod set in the Southwest right-of-way line of Interstate Highway 20 and in a Northeast line of said Wright's 69.729 acre tract for the Northwest corner of this;

THENCE: With the Southwest right-of-way line of Interstate Highway 20, and with a Northeast line of said Wright's 69.729 acre tract, and with the arc of a curve to the Right which has a subchord bearing and distance of South 66 deg. 57 min. 15 sec. East 466.32 feet, a radius of 17,013.81 feet, a central angle of 01 deg. 34 min. 14 sec., and an arc distance of 466.34 feet to a 1/2" Iron Rod found for the most Easterly Northeast corner of said Wright's 69.729 acre tract;

THENCE: South 02 deg. 26 min. 13 sec. West 414.12 feet with the most Easterly East line of said Wright's 69.729 acre tract to the place of beginning containing 5.00 acres of land.