

AUG 29 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ 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 July 14, 2018, executed by **JUANDA LYNN CUNNINGHAM, 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. 2018-006296, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara B. Schechter or Norma Jean Hesselting, 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, October 1, 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 2018 CMH Manufactured Home, Serial No. BEL008900TX.

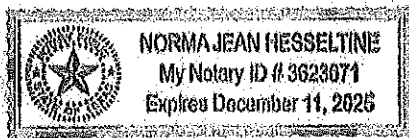
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

*K. Littlefield*  
\_\_\_\_\_  
**K. CLIFFORD LITTLEFIELD**, Mortgage 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](mailto: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 26 day of August, 2024, to certify which witness my hand and official seal.



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

EXHIBIT "A"

**Tract I (Fee Tract):**

BEING a 1.00 acre tract of land situated in the ELDER CAREW SURVEY, ABSTRACT NO. 132, Van Zandt County, Texas, and being part of a called 5.00 acre tract of land to Charlene Knox recorded in Volume 2048, Page 19 of the Real Records of Van Zandt County, Texas. Said 1.00 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the East corner of this 1.00 acre tract of land. Said corner also being the East corner of the above referenced 5.00 acres, being the South corner of a called 5.00 acres (Tract No. 14) to Steve Knox recorded in Document No. 2015-004500 of the Real Records of Van Zandt County, Texas, and being on the Northwest line of a called 43.72 acres to Douglas A. Beaty, et ux. recorded in Volume 1630, Page 229 of the Real Records of Van Zandt County, Texas.

THENCE South 44° 56' 16" West, along the Southeast line of the 5.00 acres (Vol. 2048, Pg. 19) and along the Northwest line of the 43.72 acres, a distance of 151.62 feet to a 1/2 inch iron rod (found) for an angle break in the Southeast line of this 1.00 acre tract of land;

THENCE South 45° 52' 30" West, along the Southeast line of the 5.00 acres (Vol. 2048, Pg. 19) and along the Northwest line of the 43.72 acres, a distance of 151.45 feet to a 1/2 inch iron rod (found) for the South corner of this 1.00 acre tract of land. Said corner also being the South corner of the 5.00 acres (Vol. 2048, Pg. 19), being the East corner of a called 5.00 acres (Tract No. 11) to Steve Knox recorded in Document No. 2015-004500 of the Real Records of Van Zandt County, Texas, and being the South corner of a called 5.00 acres (Tract No. 12) to Steve Knox recorded in Document No. 2015-004500 of the Real Records of Van Zandt County, Texas;

THENCE North 41° 06' 38" West, along the Southwest line of the 5.00 acres (Vol. 2048, Pg. 19) and over and across the 5.00 acres (Tract No. 12), a distance of 145.30 feet to a 1/2 inch iron rod (set) for the West corner of this 1.00 acre tract of land;

THENCE North 44° 54' 44" East, over and across the 5.00 acres (Vol. 2048, Pg. 19) a distance of 289.52 feet to a 1/2 inch iron rod (set) for the North corner of this 1.00 acre tract of land. Said corner also being on the Northeast line of the 5.00 acres (Vol. 2048, Pg. 19) and being on the Southwest line of the 5.00 acres (Tract No. 14);

THENCE South 46° 25' 52" East, along the Northeast line of the 5.00 acres (Vol. 2048, Pg. 19) and along the Southwest line of the 5.00 acres (Tract No. 14), a distance of 147.60 feet back to the POINT OF BEGINNING and containing a 1.00 acre tract of land, more or less.

**Tract II (Easement Tract):**

THENCE: North 44 Deg. 54 Min. 44 Sec. East, over and across the 5.00 acres (Vol. 2048, Pg. 19), a distance of 20.15 feet to a point for corner for the North corner of this 0.269 acre tract of land;

THENCE: South 52 Deg. 05 Min. 35 Sec. East, over and across the 5.00 acres (Vol. 2048, Pg. 19), a distance of 370.03 feet to a point for corner for an angle break in the Northeast line of this 0.269 acre tract of land;

THENCE: South 41 Deg. 06 Min. 38 Sec. East, over and across the 5.00 acres (Vol. 2048, Pg. 19), a distance of 215.24 feet to a point for corner for the East corner of this 0.269 acre tract of land. Said corner also being in the Southeast line of the 5.00 acres (Vol. 2048, Pg. 19) and being in the Northwest line of the 43.72 acres;

THENCE: South 45 Deg. 52 Min. 30 Sec. West, along the Southeast line of the 5.00 acres (Vol. 2048, Pg. 19) and along the Northwest line of the 43.72 acres, a distance of 20.03 feet back to the POINT OF BEGINNING and containing a 0.269 acre tract of land, more or less.