

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 December 11, 2020, executed by DONALD EUGENE IEPPERT, JR. A/K/A DONALD E. IEPPERT, JR. AND DIANA FISHER IEPPERT, A MARRIED COUPLE, AND MICHAEL JAMES IEPPERT, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-000876, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, 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, November 4, 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 2021 Fleetwood Manufactured Home, Serial No. FLE240TX2045209AB.

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 21 day of September, 2025.

FILE FOR RECORD

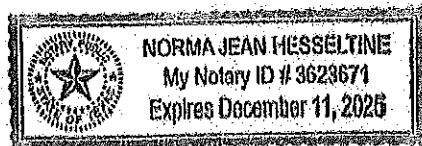
OCT 02 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Telephone: (361) 884-0612
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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 29 day of September, 2025, to certify which witness my hand and official seal,



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING all that certain tract or parcel of land in the V.A. Wade Survey, A-928, Van Zandt County, Texas, and being a part of that called 5.00 acre tract an conveyed Katherine I. Kunath to Donald E. Jeppert (Sr.) and Mary A. Jeppert, as recorded in Volume 1528, Page 186, of the Deed Recorded of Van Zandt County, Texas, and being more particularly described follows:

BEGINNING at a ½" iron rod found for corner at the northeast corner of said tract, said point being in the south line of County Road No. 1920;

THENCE S1°52'46"W, along the east line of said tract, a distance of 443.37 feet to a ½" Iron rod found for corner at the southeast corner of said tract;

THENCE N56°37'39"W, a distance of 279.10 feet to a ½" iron rod set for corner;

THENCE N16°20'25"E, a distance of 301.83 feet to a ½" iron rod set for corner;

THENCE S89°59'20"E, along the south line of County Road No. 1920, a distance of 162.70 feet to the POINT OF BEGINNING.

R000111655; 032.0928.0160.0001.0300

Title to the above described property conveyed to Donald E. Jeppert, Jr. from Steven L. Jeppert by Warranty Deed dated October 16, 2020 and recorded October 16, 2020 in or Instrument No. 2020-010038.