

MAY 22 2025

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 22, 2012, executed by STEPHEN RAY HILL AND WHITLEY HILL, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2012-004142, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, 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, July 1, 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 2011 Palm Harbor Manufactured Home, Serial No. MP1516343AB.

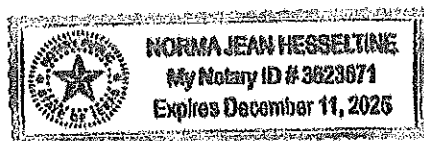
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 16 day of May, 2025.

K. C. 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 16 day of May, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine
 NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land situated in the J.D. Wright Survey, Abstract 926, Van Zandt County, Texas, being out of and a part of that certain called 81.2 acre tract, save and except a two acre tract, and save and except a 28.0 acre tract, as described in a Warranty Deed from Eva Maria Myers, a widow, to Charles Anthony Grissaffi et ux Winnie Lee Grissaffi, dated August 11, 1993, and recorded in Volume 1345, Page 251 of the Deed Records of Van Zandt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel spindle set for the southwest corner of the herein described tract, same being in the south line of said 81.2 acre tract, same being in County Road 1119; a steel spindle set for the southwest corner of said 81.2 acre tract bears West, 681.31 feet, for reference; from said beginning point, a ½" iron rod set for reference bears North, 20.00 feet;

THENCE, NORTH, a distance of 208.71 feet to a ½" iron rod set for the northwest corner of the herein described tract;

THENCE, EAST, a distance of 208.71 feet to a ½" iron rod set for the northeast corner of the herein described tract;

THENCE, SOUTH, a distance of 208.71 feet to a steel spindle set for the southeast corner of the herein described tract, same being in the south line of said 81.2 acre tract, same being in County Road 1119; a ½" iron rod set for reference bears North, 20.00 feet;

THENCE, WEST, with the south line of said 81.2 acre tract (and the bearing base of this survey as related to the record bearing), a distance of 208.71 feet to the POINT OF BEGINNING and containing 1.000 acre of land.