

**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, 2020, executed by **BRYANT DEAN STANFORD A/K/A BRYANT D. STANFORD AND APRIL LYNN STANFORD, 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. 2020-006456, Official Public Records of Van Zandt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter 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, July 6, 2021**, (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 2020 CMH Manufactured Home, Serial No. BL2005557TXAB.

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.

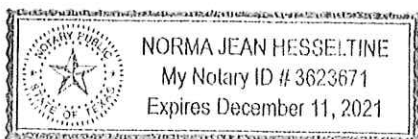
EXECUTED this 12 day of May, 2021.

*K. Littlefield*  
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**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
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Email: clittlefield@umhlaw.com

FILED FOR RECORD  
2021 MAY 13 AM 10:01  
SUSAN STANFORD  
COUNTY CLERK, VAN ZANDT CO., TEXAS

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of May, 2021, to certify which witness my hand and official seal.



*Norma Jean Hesseltine*  
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NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, a part of the D. SMITH SURVEY, Abstract No. 763, and being LOT SEVEN (7) of MEADOW OAKS ESTATES as shown by plat recorded on Glide 224A, Plat Records of Van Zandt County, Texas.**

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401