

**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 9, 2014, executed by **WILLIAM POE AND DELISA POE, 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. 20144060, Official Public Records of Scurry County, Texas, Mortgage appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Terry Browder, Laura Browder or Jamie Osborne, 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, May 5, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Scurry County Courthouse at the place designated by the Commissioner's Court for such sales in Scurry County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 2015 Southern Energy Manufactured Home, Serial No. SFW016634TXAB.

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.

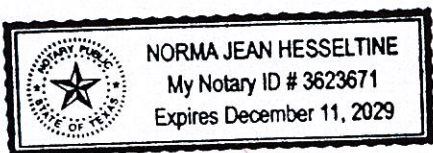
EXECUTED this 26 day of March, 2026.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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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 26 day of March, 2026, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 0.734 acres of land located in Section 154, Block 3, H&GN Ry. Co. Survey, Abstract No. 559, Scurry County, Texas, being a part of Lot 1 and 4, Block 27, of the Original Town of Snyder, as described in Cabinet A, Slide 63, of the Plat Records of Scurry County, Texas, also being the same land described in a deed from Thomas Eugene Shelburne, II to Kay Myers dated January 25, 2007, recorded in Volume 619, Page 883, of the Deed Records of Scurry County, Texas. Said 0.734 acres being more particularly described by metes and bounds as follows:

Beginning at a 1 inch angle iron rod (found) in the West right-of-way line of Avenue O, at the Southeast corner of above mentioned Block 27, and being at the Southeast corner of the above mentioned Lot 4; Thence North  $88^{\circ} 13' 16''$  West, for a distance of 29.29 feet, with the South boundary line of Block 27, to a 1/2 inch iron rod (set with cap marked "PATRIOT SURVEYING") in the East boundary line of that certain called 11.415 acre tract as described in Volume 348, Page 178, being the abandoned right-of-way of the RS&P Railroad; Thence along the East boundary line of the above mentioned 11.415 acre tract, being a curve to the right, with a chord bearing of North  $25^{\circ} 23' 31''$  West, for a chord length of 261.45 feet, and having a radius of 1382.40 feet, an an arc length of 261.85 feet, to a 1/2 inch iron rod (set with cap marked "PATRIOT SURVEYING") in the West boundary line of the above mentioned Lot 2; Thence North  $01^{\circ} 46' 44''$  East, for a distance of 67.12 feet, with the West boundary line of Lot 2, to a 1/2 inch rod (set with cap marked "PATRIOT SURVEYING") in the North boundary line of Block 27 and in the South right-of-way line of 30th Street, being at the Northwest corner of Lot 2, Thence South  $88^{\circ} 13' 16''$  East for a distance of 150.07 feet, with the North boundary line of Block 27, and in the South right-of-way line of 30th Street, to a 1/2 inch iron rod (set with cap marked "PATRIOT SURVEYING") at the Northwest corner of Block 27, being in the West right-of-way of Avenue O and at the Northeast corner of Lot 2; Thence South  $02^{\circ} 02' 35''$  West, for a distance of 299.73 feet, with the West boundary line of Block 27 and with the West right-of-way line of Avenue O, back to the Place of Beginning and containing 0.734 acres of land.