

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 August 17, 2023, executed by **WILLIAM DERRICK SEALS AND SONIA RENEE JONES-SEALS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 1565, Official Public Records of Marion County, Texas, Mortgagee appoints **K. Clifford Littlefield** or **Norma Jean Hesselstine**, whose address is listed below, or **Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher** or **Sheryl LaMont**, 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 Marion County Courthouse at the place designated by the Commissioner's Court for such sales in Marion 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 **2023 CMH Manufactured Home**, Serial No. **BL2010222TXAB**.

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.

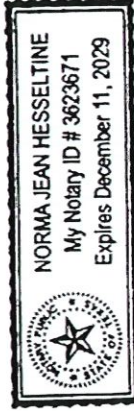
EXECUTED this 31 day of March, 2026.

FILED FOR RECORD
26 APR -2 AM 11:56
KIMBERLY WISE
CO. CLERK, MARION CO
DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. 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
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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 31 day of March, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel containing 24.575 acres of land in the D. Watson Survey, A-471, Marion County, Texas, being all of the residue of a tract which was called 30 3/4 acres conveyed by A.B. Flint, et ux to Eph Crumby, by an Instrument of record in Volume F-1, Page 456, Marion County Deed Records (MCDR), said 24.575 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for southeast corner, lying in the east line of said 30 3/4 acre tract and the west line of a tract which was called 48.22 acres conveyed from Bryon Terry, Jr. to Amos A. Snow, III, by an instrument of record in Volume 827, Page 686, Marion County Official Public Records (UCOPR), lying in the north line of Farm to Market Highway 3001 (FM 3001);

THENCE N84°33'31"W, 420.18 feet along the common line of said residue tract and FM 3001 to a TXDOT type I concrete monument found for angle point;

THENCE N84°32'30"W, 758.80 feet continuing along said common line to a 5/8" iron rod found for southwest corner, being the southwest corner of the residue of said 30 3/4 acre tract and the southeast corner of a tract which was called 10.323 acres conveyed from Leonard Dwane Cowley to Roy Strickland, et ux, by an instrument of record in Volume 688, Page 638, MCOPR, from which a 5/8" iron rod found for a southwest corner of said 10.323 acre tract bears: N84°58'31"W, 60.68 feet;

THENCE departing FM 3001, N02°22'01"W, 840.43 feet along the common line of said residue tract and said 10.323 acre tract to a 5/8" iron rod found for northwest corner, being the northwest corner of said residue tract and a northeast corner of said 10.323 acre tract, lying in the south line of a tract, described in an affidavit, which was called 15.37 acres conveyed from Dove McAllister to Margie B. Seward, by an instrument of record in Volume 465, Page 267, MCDR, from which a 5/8" iron rod found for an interior corner of said 10.323 acre tract and the southwest corner of said 15.37 acre tract bears: S89°36'42"W, 60.63 feet;

THENCE N87°26'49"E, 547.25 feet along the common line of said 30 3/4 acre tract and said 15.37 acre tract to a 1/2" iron rod found for angle point, being the southeast corner of said 15.37 acre tract and the southwest corner of a tract which was called 15.36 acres conveyed from Price Investments, LLC to Amos Auston Snow, II, by an instrument of record in Volume 914, Page 425, MCOPR;

THENCE N87°39'10"E, 608.01 feet along the common line of said 30 3/4 acre tract and said 15.36 acre tract to a 1/2" iron rod found for northeast corner, being the northeast corner of said 30 3/4 acre tract and the southeast corner of said 15.36 acre tract, lying in the west line of said 48.22 acre tract;

THENCE S03°05'51"E, 1,002.48 feet along the common line of said 30 3/4 acre tract and said 48.22 acre tract to the PLACE OF BEGINNING, containing 24.575 acres of land, more or less.

FILED FOR RECORD
26 APR - 2 AM 11: 57
KIMBERLY WISE
CO. CLERK MARION CO.
DEPUTY