

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 September 27, 2021, executed by ASHLEY DANN SQUYRES, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-00008523, Official Public Records of Howard County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, 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, June 2, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Howard County Courthouse at the place designated by the Commissioner's Court for such sales in Howard 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 Cavco Manufactured Home, Serial No. CAV150TX2114659AB.

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.

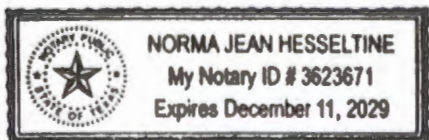
EXECUTED this 9 day of April, 2026.

K.C.L.F.

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 9 day of April, 2026, to certify which witness my hand and official seal.



[Handwritten Signature]
NOTARY PUBLIC, STATE OF TEXAS
Witnessed by Shelley Nail 4-13-26

POSTED at 11:52 AM O'clock 4-13-2026
JURY PADRON, County Clerk, Howard County, Texas
By Veronica Schnapp Deputy

EXHIBIT "A"

BEING a 1.0 acre tract of land out of the NW/4 of Section 25, Block 33, T-1-S, T&P Ry. Co. Survey, Howard County, Texas described by metes and bounds as follows:

BEGINNING at a nail set in the centerline of Debra Lane for the SE corner of this tract; from whence a ¾" I.P. found in the intersection of the West right-of-way line of Wasson Road and the North line of Section 25, Block 33, T-1-S, T&P Ry. Co. Survey, Howard County, Texas, bears N. 53° 14' E. 476.2 feet and N. 36° 46' W. 1298.3 feet;

THENCE S. 53° 14' W., along the centerline of said Debra Lane, a distance of 236.7 feet to a nailset for the SW corner of this tract;

THENCE N. 14° 37' W., at 37.8 feet pass a ¾" I.P. in the North right-of-way line of said Debra Lane, continuing along the East right-of-way line of Opal Lane (70.0 ft. right-of-way) a distance of 253.7 feet in all to a ¾" I.P. found for the SW corner of a 1.63 acre tract recorded in Volume 504, Page 157, Deed Records of Howard County, Texas and for the NW corner of this tract;

THENCE N. 53° 14' E., parallel to the North right-of-way line of said Debra Lane, along the South boundary line of said 1.63 acre tract, a distance of 141.0 feet to a ¾" I.P. for the NW corner of a 0.7 Acre Tract recorded in Volume 1498, Page 141, Deed Records of Howard County, Texas and for the NE corner of this tract;

THENCE S. 36° 46' E., parallel to the West right-of-way line of Wasson Road, at 200.0 feet pass a ¾" I.P. found in the North right-of-way line of said Debra Lane, a distance of 235.0 feet in all to the PLACE OF BEGINNING.

Containing 1.0 Acre of Land