

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.

2025 OCT 23 PM 1:55

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 5, 2020, executed by JACOB ERVIN DEPWE AND ELIZABETH ERIN DEPWE, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2020-104677, Official Public Records of Hardin County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Margie Allen, Keata Smith, Stephanie Hernandez or Tiffany Sandvick, 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, December 2, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hardin County Courthouse at the place designated by the Commissioner's Court for such sales in Hardin 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 2024 CMH Manufactured Home, Serial No. CW2009049TXAB.

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.

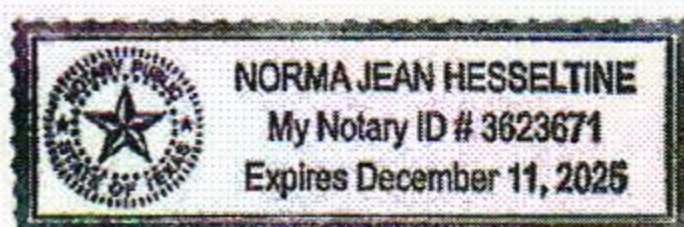
EXECUTED this 22 day of October, 2025.

Margie Allen
Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgage 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 22 day of October, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Legal Description: 1.7346 Acre Tract or Parcel of Land
Francisco Arriola League, Abstract No. 2
Hardin County, Texas

BEING a 1.7346 acre tract or parcel of land situated in the Francisco Arriola League, Abstract No. 2, Hardin County, Texas and being out of and part of the remainder of that certain called 8.198 acre tract of land as described in a "General Warranty Deed" from Charlotte Slawson Ayers to Texas Strong Disaster Recovery Services, LLC as recorded in Inst No. 2018-81347, Official Public Records, Hardin County, Texas, said 1.7346 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the North line of that certain called 1.1403 acre tract of land as conveyed to Aaron Jacobson and Lori Jacobson as recorded in Inst No. 2018-85232, Official Public Records, Hardin County, Texas as NORTH 89°47'58" WEST. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

BEGINNING at a 1/2" iron rod found for the Northwest corner of that certain called 0.95 acre tract of land as described in a "Warranty Deed" from Charlotte Slawson Ayers to Peter Anton Priest and Margaret Louise Priest as recorded in Book 1458, Page 1, Official Public Records, Hardin County, Texas and being in the East right-of-way line of Johnson Lane;

THENCE NORTH 00°41'02" WEST, along and with the East right-of-way line of Johnson Lane, for a distance of 59.88 feet to a 1/2" iron rod found for corner, said corner being the Northwest corner of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the Southwest corner of Lot 3 of Pleasantville Subdivision, Section One, a subdivision of Hardin County, Texas, according to the plat thereof recorded in Volume 3, Page 199, Plat Records, Hardin County, Texas;

THENCE SOUTH 89°48'10" EAST, along and with the boundary between the North line of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the South line of the said Lot 3 of Pleasantville Subdivision and the South line of that certain called 0.25 acre tract of land as described in a "General Warranty Deed" from Charlotte S. Ayres to Wayne Jones and Sarah Jones, husband and wife, as recorded in Book 1711, Page 607, Official Public Records, Hardin County, Texas, for a distance of 201.89 feet to a 1/2" iron rod found for corner, said corner being the Southeast corner of the said 0.25 acre Jones tract and being an exterior ell corner of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and being in the West line of the remainder of that certain called 17.73 acre tract of land as described in a deed from T.W. Elliott and Jimmy Clarke to George Gutmann as recorded in Volume 658, Page 445, Deed Records, Hardin County, Texas;

THENCE SOUTH 01°36'21" EAST, along and with the boundary between the tract herein described and the West line of the remainder of the said 17.73 acre Gutmann tract, for a distance of 9.55 feet to a 1 1/2" iron pipe found for corner, said corner being the Southwest corner of the remainder of the said 17.73 acre Gutmann tract and an interior ell corner of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract;

1.7346 Acre Tract
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MARK W. WHITELEY & ASSOCIATES, INC.

EXHIBIT "A"

HOOKS TITLE & ABSTRACT COMPANY

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THENCE SOUTH 89°56'33" EAST, along and with the boundary between the North line of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the South line of the remainder of the said 17.73 acre Gutmann tract, the South line of that certain called 1.002 acre tract of land as described in a "Special Warranty Deed" from JP Morgan Chase Bank to Dennis Rickard and Cathy Rickard as recorded in Book 1451, Page 525, Official Public Records, Hardin County, Texas and the South line of that certain called 1.00 acre tract of land as described in a "Special Warranty Deed" from JP Morgan Chase Bank to Mark Stephens as recorded in Inst No. 2012-26016, Official Public Records, Hardin County, Texas, for a distance of 426.42 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and being the Northwest corner of that certain called 8.662 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Vernon James Cradler, Jr., Donna Kay Stealy Cradler and Clifford Coy Cradler to Andrew Withers as recorded in Inst No. 2018-85846, Official Public Records, Hardin County, Texas;

THENCE SOUTH 03°05'07" EAST, along and with the boundary between the East line of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the West line of the said 8.662 acre Withers tract, for a distance of 367.30 feet to a 1/2" iron rod with a cap stamped "SESCO" found for corner, said corner being the Southeast corner of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the Southwest corner of the said 8.662 acre Withers tract and being in the North line of that certain called 1.33 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Weldon Curtis Jacobs and Timothy John Storbeck to Jose L. Maldonado and Daisy J. Maldonado as recorded in Inst No. 2013-41272, Official Public Records, Hardin County, Texas;

THENCE SOUTH 89°45'43" WEST, along and with the boundary between the South line of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and the North line of the said 1.33 acre Maldonado tract, the North line of the remainder of that certain called 331.89 acre tract of land as described in deed from John B. Gordon to T.W. Elliott and H.P. Poorman as recorded in Volume 523, Page 411, Deed Records, Hardin County, Texas and the North line of that certain called 1.60 acre tract of land as described in a "Warranty Deed" from John P. Williams and wife, Brenda Williams to Jeffery W. Moses as recorded in Volume 1254, Page 57, Official Public Records, Hardin County, Texas, for a distance of 99.98 feet to a 1/2" iron rod found with a cap stamped "SESCO" found for corner, said corner being an angle point in the North line of the said 1.60 acre Moses tract and an angle point in the South line of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and being the Southeast corner of a 1.7293 acre tract out of the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract;

THENCE NORTH 16°52'05" WEST, over and across the remainder of the said 8.198 acre Texas Strong Disaster Recovery Services, LLC tract and along and with the boundary between the tract herein described and the above referenced 1.7293 acre tract, for a distance of 194.29 feet to a 5/8" iron rod set for corner, said corner being the Southeast corner of that certain called 1.4000 acre tract of land as described in a "General Warranty Deed" from Texas Strong Disaster Recovery Services, LLC to William Ohler as recorded in Inst No. 2018-88499, Official Public Records, Hardin County, Texas and the Northeast corner of the above referenced 1.7293 acre tract;

THENCE NORTH 00°52'49" WEST, along and with the boundary between the tract herein described and the East line of the said 1.4000 acre Ohler tract, for a distance of 129.88 feet to a 5/8" iron rod set for corner, said corner being the Northeast corner of the said 1.4000 acre Ohler tract;

THENCE NORTH 89°44'39" WEST, along and with the boundary between the tract herein described and the North line of the said 1.4000 acre Ohler tract, for a distance of 336.29 feet to a 3/8" iron rod found for corner, said corner being the Northwest corner of the said 1.4000 acre Ohler tract and the Northeast corner of the said 0.95 acre Priest tract;

THENCE NORTH 89°44'39" WEST, along and with the boundary between the tract herein described and the said 0.95 acre Priest tract, for a distance of 152.99 feet to the POINT OF BEGINNING and containing 1.7346 Acres, more or less.

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1.7346 Acre Tract
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EXHIBIT "A"

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