

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 21, 2020, executed by SAMPSON EWINS, JR. A/K/A SAMPSON EWINS AND FELITA LYNCH EWINS A/K/A FELITA EWINS, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 228017, Official Public Records of Panola County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, April 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Panola County Courthouse at the place designated by the Commissioner's Court for such sales in Panola 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 Champion Manufactured Home, Serial No. 125000HA009277AB.

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 13 day of February, 2026.

FILED FOR RECORD
IN MY OFFICE
AT 10:30 O'CLOCK A M

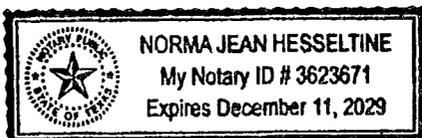
FEB 19 2026

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF NUECES
§ DEPUTY

K. CLIFFORD 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
Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13 day of February, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Texas

EXHIBIT "A"

FIRST TRACT:

1 Acre of land, situated in Panola county, Texas, a part of the Adolphus Moorman survey, off the north side of the 147.22 acres of Jimmie M. Baker and being off Lot No. 1 of the original Ross partition before it was conveyed to Jimmie H. Baker, and described more particularly as follows; BEGINNING in the N. B. line of the Baker tract and in the S. B. line of the A. L. Davis tract in the same survey, said beginning corner being an iron stake set for the N. E. corner of a 1/2 of an acre tract deeded to Annie Boyce by Jimmie H. Baker, THENCE N. 80 E. with the N. B. line of said Baker's tract and the road 208.7 feet to the N. E. corner of the tract herein conveyed. THENCE S. 10 E. at 17.9 feet passes an iron stake in fence row and on a total distance of 208.7 feet to the S. E. corner of the tract herein described, an iron stake. THENCE s. 80 W. 208.7 feet an iron stake for the S. E. corner of aforementioned Annie Boyce 1/2 of an acre tract. THENCE N. 10 w. 208.7 feet to the place of the beginning, containing 1 acre of land.

SECOND TRACT:

1/2 of an acre of land, more or less, a part of the Adolphus Moorman survey, situated in Panola County, Texas, on the North side of the Jimmie M. Baker 147.22 acres tract, and being off Lot No. 1 of the original Ross partition before said land was conveyed to Jimmie M. Baker, and which 1/2 of an acre, more or less, herein conveyed, is further described as follows; BEGINNING in the North boundary of the Baker tract and in the south boundary of the A. L. Davis tract in the same survey, said beginning corner being the NE corner of a 1 acre tract sold to Frankie B. Franklin and recorded in Volume 271, Page 406, Deed Records of Pamela County, Texas; THENCE S 10 deg. E. at 17.9 feet pass an iron stake in fence row and on a total distance of 208.7 feet to the SE corner of said 1 acre tract sold to Frankie B. Franklin; THENCE N 80 Deg. E. 104.35 feet to the SE corner of tract herein described; THENCE N 10 deg. W at 189 feet pass an iron stake in fence row and on a total distance of 206.7 feet to the North boundary of said Baker tract; THENCE S. 80 deg. w with the North boundary of said Baker tract, 104.35 feet to the place of BEGINNING, and containing 1/2 of an acre of land, more or less. IT IS UNDERSTOOD AND AGREED that all of the oil, gas and other minerals in and under the hereinbefore described tract of land are excepted and reserved unto Grantors and the other record owner or owners of such minerals, together with the right of ingress and egress at all times, for the purpose of mining, exploring, producing, saving and marketing such minerals, or either of them.