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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 17, 2019, executed by **DEBORAH DIANE IRWIN AND CHARLES ALLEN IRWIN, 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. 026794, Official Public Records of Coke County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Janet McCright, Jamie Hammond, Terry Browder or Laura Browder, 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, February 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Coke County Courthouse at the place designated by the Commissioner's Court for such sales in Coke 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. 125000HA008696AB.

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 5 day of January, 2026.

FILED FOR RECORD  
TIME: \_\_\_\_\_

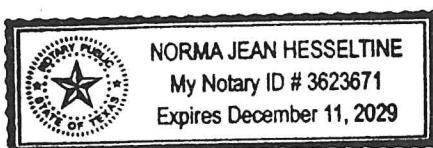
JAN 07 2026

COKE COUNTY & DIST. CLERK  
CAROLLA ORCUTT

THE STATE OF TEXAS §  
COUNTY OF NUECES §

*K. Clifford Littlefield*  
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
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Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5 day of January, 2026, to certify which witness<sup>s</sup> my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT "A"**

ALL OF LOT ELEVEN (11) AND LOT TWELVE (12), IN BLOCK NINETY-ONE (91) OF THE ORIENT ADDITION OF THE CITY OF BRONTE, TEXAS, COKE COUNTY TEXAS.