

# COPY

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 May 24, 2021, executed by **KENNETH GUY DARBY, JR., A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-175306, Official Public Records of Poco County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, 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, March 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Pecos County Courthouse at the place designated by the Commissioner's Court for such sales in Pecos County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.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 Champion Manufactured Home, Serial No. 125000HA010258AB.

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.

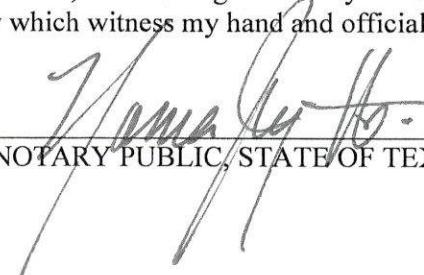
EXECUTED this 12 day of January, 2026.

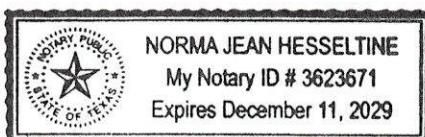
FILED  
JAN 14 2026

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
By RL 3:30pm Deputy

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of January, 2026, to certify which witness my hand and official seal.

  
NOTARY PUBLIC, STATE OF TEXAS



**EXHIBIT "A"**

**9.924 ACRES OF LAND SITUATED IN H & T. C. RR. Co. SURVEY, BLOCK 3, SECTION 23, ABSTRACT 601, PECOS COUNTY, TEXAS, BEING AN ALIQUOT DESCRIPTION OF SAID SECTION 23, VOLUME 90, PAGE 293, DEED RECORDS, PECOS COUNTY, TEXAS, CALLED THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS TO FOLLOW;**

**BEGINNING AT A MAG NAIL SET IN THE COMMON SECTION LINE OF SECTION 35 AND 23 OF BLOCK 3, BEING IN THE CENTERLINE OF OF STATE HIGHWAY 1053, FROM WHENCE A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERN CORNER OF SAID SECTION 23, BEARS N  $10^{\circ}12'49''$  W - 6866.24 FEET;**

**THENCE WITH THE CENTERLINE OF SAID STATE HIGHWAY 1053 AND THE COMMON SECTION LINE OF SECTIONS 23 AND 35, S  $40^{\circ}28'47''$  W - 329.95 FEET TO A MAG NAIL SET FOR THE MOST SOUTHERN CORNER OF THE TRACT DESCRIBED HEREIN;**

**THENCE PARALLEL WITH THE SOUTHERN LINE OF SECTION 23 AND THE TRACT DESCRIBED HEREIN, N  $48^{\circ}52'7''$  W, PASSING AT 60.0 FEET A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET IN THE WESTERN RIGHT OF WAY LINE OF SAID STATE HIGHWAY 1053, FOR A TOTAL DISTANCE OF 1310.18 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET;**

**THENCE N  $40^{\circ}28'47''$  E - 329.95 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET;**

**THENCE S  $48^{\circ}52'7''$ , PASSING AT 1250.18 FEET A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET IN THE WESTERN RIGHT OF WAY LINE OF STATE HIGHWAY 1053, FOR A TOTAL DISTANCE OF 1310.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.924 ACRES OF LAND.**