

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 July 8, 2022, executed by **KADEE D. BOWLING A/K/A KADEE DEANN BOWLING AND BROOKLYN NICOLE SNIDER, BOTH SINGLE PERSONS**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-007195, Official Public Records of Navarro County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheeless, 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, February 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Navarro County Courthouse at the place designated by the Commissioner's Court for such sales in Navarro 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 2022 CMH Manufactured Home, Serial No. CBH036185TX.

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.

2025-132 EXECUTED this 18 day of December, 2025.

FILED FOR RECORD
AT 1:20 O'CLOCK P M.

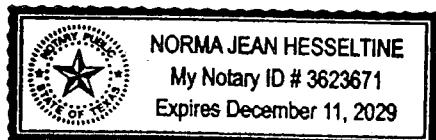
DEC 22 2025

BY 10 DEPUTY
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
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Corpus Christi, Texas 78401
Telephone: (361) 884-0612
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Email: clittlefield@umhllaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 18 day of December, 2025, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 3.00 acres more or less situated in the Charles Jones Survey A-442 in Navarro County, Texas and being more fully described as follows:

Being all of that certain lot, tract or parcel of land located in the C. Jones Survey Abstract No. 442 Navarro County Texas and being part of a called 31.427 acre tract of land as described in Deed to Bobby R. Noble and wife, Bobbie G. Noble recorded in Volume 1339, Page 762 of the Deed Records of Navarro County, Texas and part of a called 36.54 acre tract of land as described in Deed to Bobby R. Noble and wife, Bobbie G. Noble recorded in Volume 1338, Page 668 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of Land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found (bent) in the NW CR 3310 for the easterly corner of this tract, in the northeasterly line of the said 31.427 acre Noble tract and at the northerly corner of a called 31.57 acre tract of land as described in Deed to Jason Wayne Couch and Mitzi A. Coach recorded as Document No. 2020 6146 of the Deed Records of Navarro County, Texas from which a 1/2" iron rod found (yellow cap) bears S 54° 31' 08" W, 24.00 feet and a 3/4" bolt found at the easterly corner of the said 31.427 acre Noble tract (now the easterly corner of the said Couch tract) bears S 31° 56' 49" E, 1378.83 feet;

THENCE, S 54° 31' 08" W, along the northwesterly line of the said Couch tract 700.15 feet to a 1/2" Iron rod set (red cap "Shallow Creek") for the southerly corner of this tract from which a 1/2" Iron rod found bears S 54° 31' 08" W, 310.70 feet;

THENCE, N 31° 57' 06" W, through the said 36.54 acre Noble tract 187.00 feet to a 1/2" Iron rod set (red cap "Shadow Creek") for the westerly corner of this tract;

THENCE, N 54° 31' 09" E, through the said 36.54 acre Noble tract and the said 31.427 acre Noble tract 700.16 feet to a point in said NW CR 3310 for the northerly corner of this tract from which a 1/2" Iron rod set (red cap "Shallow Creek") bears S 54° 31'09" W, 23.00 feet;

THENCE S 31° 56' 49" E, along the northeasterly line of the said 31.427 acre Noble tract and with said NW CR 3310 167.00 feet to the POINT OF BEGINNING and CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per the northeasterly line of Doc. No. 2020 6146