

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 June 5, 2024, executed by **BARBARA ANN BRONZOULIS AND MIKEL GREGORY BRONZOULIS, JR., BOTH UNMARRIED PEOPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-005176, 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 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, March 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 2024 Champion Manufactured Home, Serial No. 110000HA006326AB.

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 16 day of January, 2026.

2026-014
FILED FOR RECORD
AT 1:09 O'CLOCK P M.

JAN 22 2026

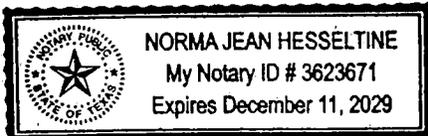
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

[Signature]
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 16 day of January, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the J. Linscomb Survey Abstract No. 487 Navarro County, Texas and being part of a called 81.23 acre tract of land as described in Deed to Manuel Martinez and Manuel Robles recorded as Document No. 2017 4389 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 set (red cap "Shallow Creek") for the southerly corner of this tract, in the southeasterly line of the said Martinez tract and in the northwesterly line of Farm to Market Road No. 1126 from which a 1/2" iron rod set by me in 2017 (red cap "Shallow Creek") for the southerly corner of the said Martinez tract bears S 61° 01' 28" W, 372.69 feet;

THENCE, through the said Martinez tract as follows: N 30° 00' 00" W, 1307.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract, N 61° 01' 28" E, 100.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this tract and S 30° 00' 00" E, 1307.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this tract, in the southeasterly line of the said Martinez tract and the northwesterly line of said Farm to Market Road No. 1126 from which the easterly corner of the said Martinez tract bears N 61° 01' 28" E, 889.87 feet;

THENCE, S 61° 01' 28" W, along the northwesterly line of said Farm to Market Road No. 1126 and the southeasterly line of the said Martinez tract 100.00 feet to the POINT OF BEGINNING and CONTAINING 3.00 ACRES OF LAND MORE OR LESS.