

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 January 3, 2023, executed by **VIVIAN ROSE BROWNING, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-23000052, Official Public Records of Young County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Angela Cooper, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Terry Browder, Laura Browder, Jamie Osborne, Brandy Bacon, Jeff Benton or Jamie Dworsky, 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, September 2, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Young County Courthouse at the place designated by the Commissioner's Court for such sales in Young 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 2023 Champion Manufactured Home, Serial No. 110000HA005832AB.

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 23 day of July, 2025.

FILED FOR RECORD

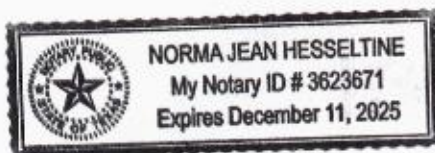
JUL 25 2025

TINA GILLIAM, COUNTY CLERK
YOUNG COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. Clifford 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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SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 23 day of July, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 10.068 acres of land, more or less, out of the J. Harmon Survey, Abstract No. 1607, Young County, Texas; being part of a certain 47.483 acres tract described in Volume 837, Page 608, of the Deed Records of Young County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a 4" steel post in the west right of way fence of Hazelton Lane (gravel) for the southeast and beginning corner of this tract WHENCE the northwest corner of said J. Harmon Survey and said 47.483 acres tract bears N 09 deg 54 min 57 sec E 1316.50 feet and N 79 deg 59 min 23 sec W 1691.88 feet; THENCE N 79 deg 59 min 23 sec W 574.30 feet to a found capped 1/2" iron rod in the south line of said 47.483 acres tract and at the southeast corner of a certain 12.000 acres tract described in Volume 1049, Page 816 of the Official Public Records of Young County, Texas for the southwest corner of this tract; THENCE N 13 deg 00 min 50 sec W 675.13 feet to a set capped 1/2" iron rod in the east line of said 12.000 acres tract for the northwest corner of this tract; THENCE S 79 deg 59 min 23 sec E 837.34 feet to a set capped iron rod in the west right of way fence of said Hazelton Lane for the northeast corner of this tract; THENCE S 09 deg 54 min 57 sec W 621.35 feet to the place of BEGINNING.

A perpetual and non-exclusive easement and right of way for the purpose of allowing vehicular and pedestrian access to and allowing the construction, maintenance and operation of utility lines to service the above identified TWO ACRE TRACT across the presently existing gravel road known as Hazelton Lane, the lands covered by which easement are more fully described as follows:

A strip of land in Young County, Texas, being within the J. Harmon Survey, Abstract No. 1607 and being the west 40 feet of a called 13.03 acre tract described in a Warranty Deed from James Wayne Hazelton et ux to Jeannie Marie Byars recorded in Volume 778, Page 464, of the Deed Records of Young County, Texas and also being part of the West 40 feet of a called 13.03 acre tract described in a Warranty Deed from James Wayne Hazelton et ux to Jonathan Keith Hazelton recorded in Volume 779, Page 154 of the Deed Records of Young County, Texas, said strip of land being 40 feet in width and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the northeast corner of a called 10.068 acre tract allotted to Vivian Rose Browning described in a Distribution Deed recorded in Volume 1156, Page 588 of the Official Public Records of Young County, Texas, said iron rod also marks the northeast corner of a called 2.00 acre and is in the west line of a called 13.03 acre tract described in a Warranty Deed from James Wayne Hazelton et ux to Jonathan Keith Hazelton recorded in Volume 779, Page 154 of the Deed Records of Young County, Texas;

THENCE with the west line said 13.03 acre Hazelton Tract and also with the west line of a called 13.03 acre tract described in a Warranty Deed from James Wayne Hazelton to Jeannie Marie Byars recorded in Volume 778, Page 464 of the Deed Records of Young County, Texas, North 09 degrees 56 minutes 26 seconds East for a distance of 695.15 feet to a 60d nail found at the northwest corner of said 13.03 acre Byars Tract in Flat Rock Road;

THENCE with the north line of said 13.03 acre Byars Tract, South 79 degrees 57 minutes 54 seconds East for a distance of 40.00 feet to an unmarked point;

THENCE 40 feet from and parallel to the west line of said Byars and Hazelton Tracts, South 09 degrees 56 minutes 26 seconds East for a distance of 990.31 feet to an unmarked point;

THENCE North 79 degrees 57 minutes 54 seconds West for a distance of 40.00 feet to a 1/2 inch capped iron rod set in the west line of said Hazelton Tract at the southeast corner of a 2.00 acre tract;

THENCE with the west line of said Hazelton Tract and also with the east line of said 2.00 acre tract, North 09 degrees 56 minutes 26 seconds East for a distance of 295.16 feet to the POINT OF BEGINNING.

LESS, SAVE AND EXCEPT the following described tract:

BEING a tract of land in Young County, Texas containing 2.00 acres being within the J. Harmon Survey, Abstract No. 1607 and being part of a called 10.068 acre tract allotted to Vivian Rose Browning described in a Distribution Deed recorded in Volume 1156, Page 588 of the Official Public Records of Young County, Texas, said 2.00 acre tract being more particularly described as follows:

BEGINNING at a 1/2 Inch capped iron rod found at the northeast corner of a called 10.068 acre tract allotted to Vivian Rose Browning described in a Distribution Deed recorded in Volume 1156, Page 588 of the Official Public Records of Young County, Texas;

THENCE with the east line of said 10.068 acre tract, South 09 degrees 56 minutes 26 seconds West for a distance of 295.16 feet to a 1/2 inch capped iron rod set in the east line of said 10.068 acre tract;

THENCE North 79 degrees 57 minutes 54 seconds West for a distance of 295.16 feet to a 1/2 inch capped iron rod set at the southwest corner of this tract;

THENCE North 09 degrees 56 minutes 26 seconds East for a distance of 295.16 feet to a 1/2 inch capped iron rod set in the north line of said 10.068 acre tract and the south line of a called 5.034 acre tract described in a Warranty Deed from Roy Andrew Hazelton to Hawkins Family Limited Partnership recorded in Volume 1179, Page 380 of the Official Public Records of Young County, Texas;

THENCE with the north line of said 10.068 acre tract and also with the south line of said 5.034 acre tract, South 79 degrees 57 minutes 54 seconds East for a distance of 295.16 feet to the point of Beginning.

TINAGILLAM, COUNTY CLERK
YOUNG COUNTY, TEXAS

JUL 25 2025

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