

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 March 19, 2018, executed by **NATHANIEL LEE CHAPMAN AND THERESA CHAPMAN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 20180209, Official Public Records of Shackelford County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Terry Browder, Laura Browder, Jamie Osborne, 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, January 6, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Shackelford County Courthouse at the place designated by the Commissioner's Court for such sales in Shackelford 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 2018 Champion Manufactured Home, Serial No. 125000HA007147AB.

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.

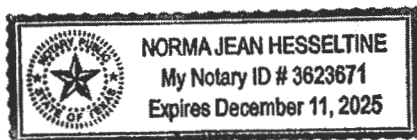
EXECUTED this 20 day of November, 2025.

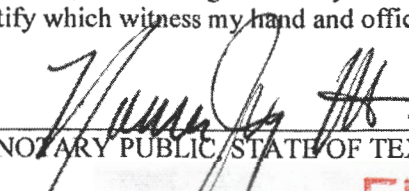



K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20 day of November, 2025, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

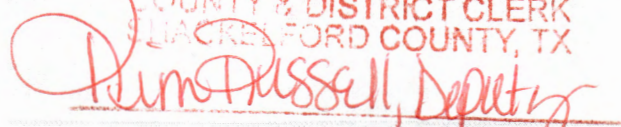
FILED
11/25/25 2:10pm
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKLEFORD COUNTY, TX


EXHIBIT "A"

TRACT ONE: Five (5) acres of land out of the Northwest 1/4 of Section No. 63, Block 14, T. & P. RR. Company Lands, Shackelford and Callahan Counties, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Five (5) acres of land out of the Northwest 1/4 of Section No. 63, block 14, T. & P. RR. Company Lands, Shackelford and Callahan Counties, Texas, described as follows:

BEGINNING at a point within said Section, from which point the Northwest corner of said Section No. 63 bears North 6° West 30', and South 84° West 20';

THENCE North 84° East 470 feet to a point, for the Beginning point of the tract herein conveyed;

THENCE North 84° East 300 feet to a point;

THENCE South 6° East 726 feet to a point;

THENCE South 84° West 300 feet to a point;

THENCE North 6° West 726 feet to the place of **BEGINNING**, containing five (5) acres of land, more or less.

TRACT TWO: Being 2.5 acres of land out of the Northwest 1/4 of Section No. 63, Block 14, T. & P. RR. Company Lands, Shackelford County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

BEING 2.5 acres of land out of the Northwest 1/4 of Section 63, Block 14, T. P.R. R. Company Survey, Shackelford County, Texas, and described as follows:

BEGINNING at a point in an existing fence on the south boundary line of a public road for the NW corner of this tract, from which the NW corner of said Section 63, a point set at the intersection of the centerlines of a North-South and East-West public roads, bears S. 84 deg. 00' W 790 feet and N 6 deg. 00' W 30 feet;

THENCE N 84 deg. 00' E 150 feet along the South line of a public road to a point for the NE corner of this tract;

THENCE S 6 deg. 00' E 726 feet to a point for the SE corner of this tract;

THENCE S 84 deg. 00' W 150 feet to a point for the SW corner of this tract;

THENCE N 6 deg. 00' W 726 feet to the point of beginning and containing 2.5 acres of land, more or less.