

**NOTICE OF TRUSTEE'S SALE**

Date: June 11, 2026  
Trustee: Christopher D. Leavins  
Lender: First State Bank of Texas  
Note: Four Hundred Forty Thousand and No/100 Dollars (\$440,000.00)

Real Estate Lien Note and Deed of Trust:

Date: January 27, 2026  
Grantor: ASSESS CONSTRUCTION LLC, a Texas limited liability company  
Lender: First State Bank of Texas

Deed of Trust

Recording information: Instrument No. 00088824, Volume 556, Page 670 of the Official Public Records of Real Property of San Augustine County, Texas

Property:

BEING that tract of land located in San Augustine County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

County: San Augustine County, Texas  
Trustee's Name: Christopher D. Leavins  
Trustee's Address: GERMER PLLC  
550 Fannin, Suite. 400  
Beaumont, Texas 77701

FILED FOR RECORD  
*June 11 2026*  
AT 3:00 O'CLOCK PM  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY *Christi Weatherford*  
DEPUTY

Date of Sale (first Tuesday of month): Tuesday, July 7, 2026

Time of Sale: Commencing no earlier than 1:00 o'clock p.m. and no later than 4:00 o'clock p.m.

Place of Sale: The Trustee's sale shall be held in the area designated by the County Commissioners Court of San Augustine County: Stripling Pavilion on the courthouse square in San Augustine, Texas, or as otherwise designated by the County Commissioners of San Augustine County, Texas where foreclosure sales are to take place.

Christopher D. Leavins is the Trustee under the Deed of Trust. Lender has instructed the Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any express or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by Trustee.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

***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.***

  
CHRISTOPHER D. LEAVINS,  
TRUSTEE



**Exhibit "A"**  
**Legal Description**

**TRACT I (Fee Simple): San Augustine County**

All that certain lot, tract or parcel of land, a part of the CHICHESTER CHAPLIN SURVEY, A-5, San Augustine County, Texas, being Lot 7 and lot 8 of the ANTHONY HARBOR SUBDIVISION, according to map or plat thereof recorded in Vol. 1, Page 7, Plat Records, San Augustine County, Texas; being the land described in Deed from James L. Wolfe, Sr. and wife, Ruby N. Wolfe, to James K. Killough and wife, Dianne Killough, dated July 17, 2002, recorded in Vol. 31, Page 654, and thereafter conveyed by James K. Killough and wife, Dianne Killough, to Derek R. Theeck, by Deed dated April 9, 2012, recorded in Vol. 241, Page 455, Real Property Records, San Augustine County, Texas.