

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 April 15, 2008, executed by THOMAS E. TEAGLE, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 018911, Official Public Records of San Augustine County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, 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, April 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Augustine County Courthouse at the place designated by the Commissioner's Court for such sales in San Augustine 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 2008 Oak Creek Manufactured Home, Serial No. OC010818668.

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 11 day of March, 2026.

*Hosted*

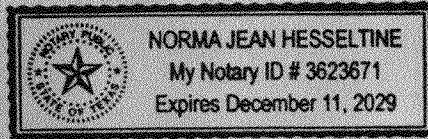
FILED FOR RECORD  
March 12, 2026  
AT 2:10 O'CLOCK P M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Blenda Perry  
DEPUTY

*K. C. Littlefield*

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](mailto: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 11 day of March, 2026, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land lying and situated in San Augustine County, Texas, within the J. A. GREER SURVEY, ABSTRACT NO. 118, being out of and a part of that certain 75 acre tract which was conveyed, First Tract, from Ed Kennon, et ux, to Joe P. Teagle by deed dated July 18, 1938 and recorded in Volume 79, on Page 56 of the Deed Records of San Augustine County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at a 1/4" iron pipe set for corner located S 09° 24' 08" E 921.91 feet from a fence corner at the apparent Northwest corner of the above referred to 75 acre tract, from which a utility pole bears S 47° 17' W 139.15 feet, and a 3/8" iron rod found bears S 88° 34' 45" E 2436.36 feet;

THENCE S 80° 49' 15" E severing the above referred to 75 acre tract, 208.72 feet to a 1/2" iron pipe set for corner;

THENCE S 09° 11' 16" W severing the above referred to 75 acre tract, at 93.94 feet pass a point at intersection with the centerline of 30 feet wide easement described below, and in all 208.70 feet to a 1/2" iron pipe set for corner from which a utility pole bears S 55° 51' E 141.45 feet;

THENCE N 80° 48' 33" W severing the above referred to 75 acre tract, 208.71 feet to a 1/2" iron pipe set for corner;

THENCE N 09° 11' 09" E severing the above referred to 75 acre tract, 208.66 feet to the place of beginning containing 1.00 acre of land, more or less.

Together with an Easement for the purposes of ingress and egress in and along a strip of land whose width is 30 feet, with 15 feet lying on each side of the following described centerline, to wit:

BEGINNING at a point in the East boundary line of the above described 1.00 acre tract located S 09° 11' 16" W 93.94 feet from a 1/2" iron pipe set marking its Northeast corner, and located N 09° 11' 16" E 114.76 feet from a 1/2" iron pipe set marking its Southeast corner, and from which point a fence corner found marking the apparent Northwest corner of the above referred to 75 acre tract bears N 18° 15' 32" W feet;

THENCE following the meanders of the centerline of an existing private road, or driveway, thirty five lines as follows, to wit:

- 1) S 79° 32' 01" E 127.62 feet,
- 2) S 59° 34' 22" E 101.96 feet,
- 3) S 81° 06' 24" E 73.06 feet,
- 4) S 89° 28' 40" E 63.47 feet,
- 5) N 37° 36' 13" E 70.60 feet,
- 6) N 43° 08' 58" E 147.96 feet,
- 7) N 46° 08' 43" E 96.62 feet,
- 8) N 67° 50' 30" E 38.20 feet,
- 9) N 78° 17' 38" E 170.99 feet,
- 10) N 84° 03' 57" E 163.17 feet,
- 11) N 77° 24' 21" E 54.08 feet,
- 12) N 67° 48' 01" E 86.66 feet,
- 13) N 84° 57' 34" E 39.69 feet,
- 14) S 64° 08' 13" E 39.06 feet,
- 15) S 39° 57' 20" E 64.72 feet,
- 16) S 49° 24' 53" E 61.48 feet,
- 17) S 69° 49' 38" E 51.34 feet,
- 18) S 88° 07' 33" E 54.51 feet,
- 19) N 83° 38' 08" E 89.02 feet,
- 20) S 87° 57' 42" E 39.19 feet,

- 21) S 52° 46' 20" E 36.63 feet,
- 22) S 19° 38' 10" E 43.81 feet,
- 23) S 28° 11' 02" E 36.41 feet,
- 24) S 60° 02' 57" E 35.45 feet,
- 25) S 76° 11' 32" E 29.67 feet,
- 26) N 89° 30' 59" E 74.09 feet,
- 27) N 80° 49' 48" E 114.42 feet,
- 28) N 86° 12' 13" E 61.37 feet,
- 29) S 82° 24' 30" E 39.80 feet,
- 30) S 70° 45' 48" E 67.28 feet,
- 31) N 83° 54' 49" E 52.71 feet,
- 32) N 69° 13' 10" E 52.23 feet,
- 33) N 59° 21' 36" E 71.47 feet,
- 34) N 68° 28' 44" E 60.28 feet,
  
- 35) N 78° 32' 32" E 107.84 feet to an intersection with the existing centerline of County Road No. 205, a point from which a 3/8" iron rod found, the Southwest corner of that certain 91.910 acre tract which was conveyed from Chase Bank of Texas, N. A., to Wesley E. Biscamp, et ux, by deed dated June 2, 1999 and recorded in Volume 313, on Page 69 of the Deed Records of San Augustine County, Texas, bears S 06° 31' 27" W 54.46 feet, a 16" Water Oak bears S 14° 57' E 114.96 feet, a fence corner bears N 03° 45' E 454.45 feet, a 3/8" iron rod found, the Northwest corner of said 91.910 acre tract, bears N 06° 55' 02" E 1221.97 feet, and a point at which the fence line marking the apparent North boundary line of the above referred to 75 acre tract would, if extended, intersect the existing centerline of said public road, bears N 05° 43' 58" E 453.01 feet, this being the terminus of herein described centerline.