

**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 November 21, 2014, executed by **BRENTON C. LEE AND LORA L. LEE, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00054270, Official Public Records of San Augustine County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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 3, 2023**, (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 2014 Champion Manufactured Home, Serial No. 11000PHA000378AB.

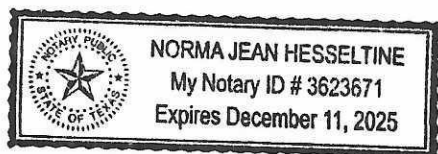
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 15 day of November, 2022.

  
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**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 15 day of November, 2022, to certify which witness my hand and official seal.



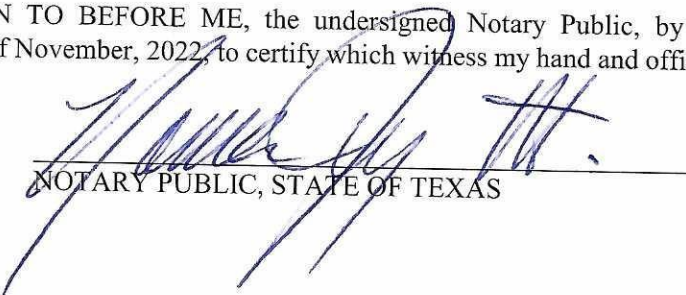
  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land situated about 10 miles Southwest of the City of San Augustine, San Augustine County, Texas, on the H. H. HALL SURVEY, ABSTRACT NO. 404 and the same land described as being a 38.5 acre tract, called Tract No. Three in a conveyance from Barbara J. Love to Morgan S. Zimmer et ux, dated March 14, 1996 and recorded in Volume 296, Page 329 of the Deed Records of San Augustine County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the center of County Road 255 from which a 1-1/2" iron pipe found for witness bears S 84° 54' 50" W, 24.00 feet, a 3/8" iron rod set for witness bears N 84° 54' 50" E, 20.00 feet, a 28" S.G. found marked "X", bears S 60° E, 78.4 feet and a 36" R.O., found marked "X", bears S 38° E, 37.6 feet, said beginning corner being the SWC of said 38.5 acre tract and the NWC of a 15.130 acre tract described as Tract 4 in a conveyance from Nancy Page et al to Sam Quinn et ux, dated October 2, 1967 and recorded in Volume 153, Page 035 of the Deed Records of San Augustine County, Texas;

THENCE with the center of County Road 255 and the WBL of said 38.5 acre tract as follows:

N 20° 08' 08" E, 170.48 feet to a point for corner;  
N 17° 55' 48" E, 105.48 feet to a point for corner;  
N 15° 51' 24" E, 126.71 feet to a point for corner;  
N 09° 43' 13" E, 50.95 feet to a point for corner;  
N 02° 26' 04" E, 77.84 feet to a point for corner;

N 60° 33' 05" E, 152.06 feet to a point for corner;  
N 61° 52' 50" W, 94.22 feet to a point for corner;  
N 65° 52' 47" W, 86.72 feet to a point for corner;  
N 09° 09' 12" W, 152.57 feet to a point for corner;  
N 06° 11' 17" W, 174.73 feet to a point for corner;

N 05° 49' 15" E, 72.69 feet to a point for corner from which a 3/8" iron rod found for witness at a fence corner post bears N 84° 59' 08" E, 20.00 feet, said corner being the NWC of said 38.5 acre tract and the SWC of a 20.00 acre tract described as Second Tract in a conveyance from Kenneth Poindexter et ux to E. H. Baring, Sr., dated August 8, 1979 and recorded in Volume 207, Page 209 of the Deed Records of San Augustine County, Texas;

THENCE N 84° 59' 08" E, 1219.83 feet with the NBL of said 38.5 acre tract and the SBL of said 20.00 acre tract to a 3/8" iron rod found for center at the NEC of said 38.5 acre tract and the SEC of said 20.00 acre tract, said corner being in a WBL of a Kirby Lumber Company tract (Re: 76/584 DEEDACT);

THENCE S 08° 34' 32" E, 1224.04 feet (called S 05° E) with the EBL of said 38.5 acre tract and a WBL of said Kirby tract to a 3" concrete monument found for corner (on the South bank of a small branch) and stamped "H. H. Hall Kirby 7-581", from said corner a 22" Beech, found marked "X", bears S 62° W, 13.0 feet and a 19" Pine snag bears S 16° E, 4.1 feet, said corner being the SEC of said 38.5 acre tract and a reentrant corner of said Kirby tract;

THENCE S 84° 50' 37" W, 765.60 feet (called S 84° W, 1430.56') with the SBL of said 38.5 acre tract and a NBL of said Kirby tract to a 3" concrete monument found for corner and stamped "H. H. Hall Kirby 7-581", from said corner a 17" Pine, found marked "X", bears S 32° E, 25.6 feet and a 36" Wh. O. bears S 84° W, 12.9 feet, said corner being a NWC of said Kirby tract and the NEC of said 15.130 acre tract;

THENCE S 84° 54' 50" W, 665.66 feet continuing with the SBL of said 38.5 acre tract and the NBL of said 15.130 acre tract to the place of BEGINNING, containing 35.66 acres, the bearings of the above tract being based upon the SBL of a 44 acre tract described as Tract Two and the SBL of a 4 acre tract described as Tract One in said 296/329 DEEDACT (West).

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

FILED FOR RECORD & posted  
Nov 21st 2022  
AT 12:50 O'CLOCK P.M.  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Margo Noble DEPUTY