

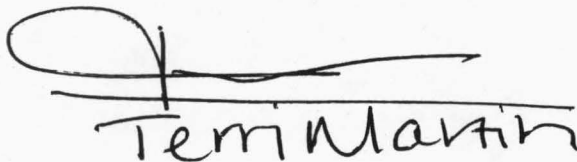
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 26, 2024, executed by SAMUEL COLE YEIGH A/K/A SAM YEIGH, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 245498, Official Public Records of Atascosa County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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, August 4, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Atascosa County Courthouse at the place designated by the Commissioner's Court for such sales in Atascosa County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 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 2025 Cavco Manufactured Home, Serial No. CAV150TX2417231AB.

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.

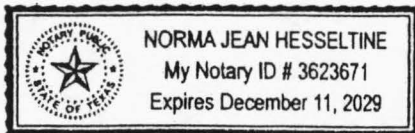
EXECUTED this 23 day of June, 2026.


Terri Martin


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 23 day of June, 2026, to certify which witness my hand and official seal.



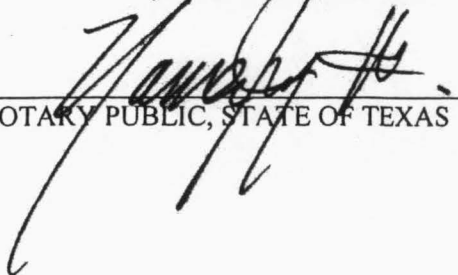

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

File No.: 2885606-SA30 (KLS)

Property: 500 Patton Road, Somerset, TX 78069

Being a Severance Survey of 2.47 Acres, more or less, lying in Atascosa County, Texas, being out of the Juan Jose Cruz Survey 1428, Abstract No. 162 and the Francisco Hernandez Survey 1433, Abstract No. 363, and also being out of and part of that same certain tract called 11.712 acres described in conveyance document to Marlene Yeigh and Sam Yeigh, recorded in Document No. 205002 of the Atascosa County Official Public Records, Atascosa County, Texas. Said 2.47 acres being bounded on the north by 26.533 acres, Alice Brant, Document No. 77841, Atascosa County Official Public Records: being bounded on the east by 1.) 6.00 acres previously surveyed by Smyth Surveyors, Inc. on March 14, 2024 (Proj. No. 24-0064) and 2.) said 11.712 acres tract: being bounded on the south by 1.) 3.24 acres simultaneously surveyed by Smyth Surveyors, Inc. on this same date and 2.) said 11.712 acres tract and being bounded on the west by 10.460 acres, Oscar Mendoza Pesqueda, Jr., Document Number 201112, Atascosa County Official Public Records and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinates System North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/2" rebar with plastic identification caps stamped "SMYTH SURVEYORS, INC. RPLS 6418" attached unless otherwise noted or shown.)

BEGINNING: at a 4" diameter treated fence corner post on the east line of said 10.460 acres tract, marking the common corner of said 26.533 acres tract and said 11.712 acres tract and marking the northwest corner of the herein described tract;

THENCE: N 89° 50' 56" E. with the common line of said 26.533 acres tract and said 11.712 acre tract and with the herein described tract, passing the ostensible common line of said Survey 1433 and said Survey 1428 for a distance of 245.67 feet to a set 1/2" diameter rebar marking the northwest corner of said 6.00 acres tract and marking the northeast corner of the herein described tract;

THENCE Crossing over and across said 11.712 acres tract and with the herein described tract for the following two (2) calls:

1. S 00° 27' 03" E, with the common line of said 6.00 acres tract and the herein described tract for a distance of 458.50 feet to a set 1/2" diameter rebar marking the northeast corner of said 3.24 acres tract and marking the southeast corner of the herein described tract;

2. N 80° 56' 06" W. with the common line of said 3.24 acres tract and the herein described tract, at 246.78 feet passing a set 1/2" diameter rebar, continuing on the same course passing the ostensible common line of said Survey 1428 and said Survey 1433 for a total distance of 249.00 feet to an unmarked corner on the common line of said 10.460 acres tract and said 11.712 acres tract for the northwest corner of said 3.24 acres and for the southwest corner of the herein described tract;

THENCE: N 00° 27' 47" W, with the common line of said 10.460 acres tract and said 11.712 acres tract and with the herein described tract for a distance of 418.62 feet to the Place of Beginning and containing 2.47 acres of land, more or less, within the herein described

boundary, according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on July 09, 2024.

FILED 1:29 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

JUN 25 2026

ATASCOSA COUNTY, TEXAS
BY [Signature] DEPUTY