

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 January 25, 2019, executed by **BRADLY JAMES TEINERT, A SINGLE PERSON, AND NELDRA APPLGATE, 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. 19-00683, Official Public Records of Fayette County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Megan Randle, Robert Randle or Ebbie Murphy, 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, October 7, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Fayette County Courthouse at the place designated by the Commissioner's Court for such sales in Fayette County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2019 Southern Energy Manufactured Home, Serial No. SFW020516TXAB.

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.

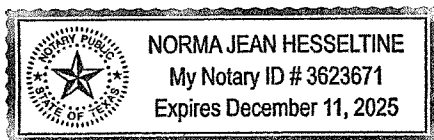
EXECUTED this 21 day of August, 2025.

*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 21 day of August, 2025, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

**FILED**  
AUG 22 2025  
10:45 AM  
*Brenda Fietsam*  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

## EXHIBIT "A"

STATE OF TEXAS

COUNTY OF FAYETTE

TRACT 1:

### LAND DESCRIPTION

Being 2.162 acres of land, a part of the Fayette County School Land Survey, Abstract 184, Fayette County, Texas, being part of a 96.445 acre Second Tract conveyed to Randy James Schramm, et al by deed recorded in volume 1639, page 831 of Official Records of Fayette County, Texas. Said 2.162 acre tract being more particularly described as follows:

BEGINNING at a point within the margins of Schramm Road and for the Northeast corner hereof; said point for corner bears South 73 deg. 26 min. 47 sec. East 22.55 feet from a 5/8 inch rebar with cap marked "4428" set for reference hereof; point for corner also bears South 34 deg. 09 min. 11 sec. West 170.01 feet from a 1.5 inch pipe found at the intersection of the Southeast margin of Schramm Road and the Northeast line of said Schramm 96.445 acre Second Tract and for reference hereof;

THENCE within the margins of said Schramm Road, across said 96.445 acre Schramm tract, South 16 deg. 33 min. 13 sec. West 295.00 feet to point for the Southeast corner hereof; said point for corner bears South 73 deg. 26 min. 47 sec. East 39.64 feet from a 5/8 inch rebar with cap marked "4428" set for reference hereof; point for corner also bears North 74 deg. 21 min. 07 sec. West 1661.80 feet from a 5/8 inch rebar found for the East corner of said 96.445 acre Schramm Second Tract, and for reference hereof;

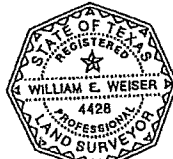
THENCE across said Schramm Road tract, across said 96.445 acre Schramm Second Tract, North 73 deg. 26 min. 47 sec. West 319.23 feet to a 5/8 inch rebar with cap marked "4428" set for the Southwest corner hereof;


THENCE continuing across said 96.445 acre Schramm Second Tract, North 16 deg. 33 min. 13 sec. East 295.00 feet to a 5/8 inch rebar with cap marked "4428" set for the Northwest corner hereof;

THENCE continuing across said 96.445 acre Schramm Second Tract, South 73 deg. 26 min. 47 sec. East 319.23 feet to the PLACE OF BEGINNING and containing 2.162 acres of land.

Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in November 2018 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



  
William E. Weiser  
Professional Land Surveyor  
Number 4428  
Date of signature: 11-12-18

Weiser Becker Surveyors, P.C. FN 10015700 979-542-4444

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TRACT 2: EASEMENT ESTATE ONLY

STATE OF TEXAS

COUNTY OF FAYETTE

PERMANENT EASEMENT AND RIGHT OF WAY

Being a Thirty foot (30') Wide Permanent Easement and Right of Way, a part of the Fayette County School Land Survey, Abstract 184, Fayette County, Texas, being part of a 96.445 acre tract described in a deed to Randy James Schramm, et al by deed recorded in volume 1639, page 831 of the Official Records of Fayette County, Texas. The centerline of said Thirty foot (30') wide Permanent Easement and Right of Way being more particularly described as follows:

BEGINNING at a 60D nail with washer marked "4428" set in the Northwest margin of Schramm Road, said 60D nail with washer marked "4428" set bears South 40 deg. 19 min. 32 sec. West 79.54 feet from calculated point for the Southeast corner of a 2.162 acre tract this day surveyed;

THENCE across said 96.445 acre Schramm tract as follows:

North 39 deg. 39 min. 42 sec. West - 87.18 feet to a 60D nail with washer marked "4428" set,

North 53 deg. 57 min. 44 sec. West - 72.98 feet to a 60D nail with washer marked "4428" set in the South line of a 2.162 acres tract this day surveyed, for the Point of Termination of the center line of said Thirty foot (30') wide Permanent Easement and Right of Way; said 60D Nail with washer marked "4428" set bears South 73 deg. 26 min. 47 sec. East - 145.90 feet from a 5/8 inch rebar with cap marked "4428" set for the Southwest corner of said 2.162 acre tract this day surveyed, for reference hereof;

Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in November 2018.



William E. Weiser  
Professional Land Surveyor  
Number 4428  
Date of signature: 11-12-18

Weiser Becker Surveyors, P.C.

FN 10015700

979-542-4444