



VG-1443-2026-2600732

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2600732

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 17, 2026 03:44 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2600732
Receipt Number: 20260217000035
Recorded Date/Time: February 17, 2026 03:44 PM
User: Jamie M
Station: CCLERK01

Record and Return To:

UPTON, MICKITS, HEYMANN, LLP
802 N CARANCAHUA, SUITE 450
CORPUS CHRISTI TX 78401



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

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 March 20, 2025, executed by **CHARLES DON DUNN, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2025-2501321, Official Public Records of Freestone County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, 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 Freestone County Courthouse at the place designated by the Commissioner's Court for such sales in Freestone County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 2024 Jessup Manufactured Home, Serial No. JHW07029TX24.

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 16 day of February, 2026.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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Telephone: (361) 884-0612
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 16 day of February, 2026, to certify which witness my hand and official seal.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS

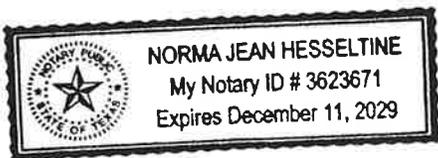


EXHIBIT "A"

All that certain lot, tract or parcel of land being 12.14 acres, more or less, lying and being situated in the MATTHEW PARKS SURVEY, A-715, and the H. BURLESON SURVEY, A-57, Freestone County, Texas, and being a part of a called 66.056 acre tract deeded from DWAIN YORK, et ux., to C. E. NEAL, JR., Trustee, dated February 8, 1979, and recorded in Vol. 524, Page 815, Official Records, Freestone County, Texas; said 12.14 acres, more or less, being more particularly described as follows, to wit:

BEGINNING at a set iron pin for corner, in the N line of a 165 acre tract recorded in Vol. 60, Page 219, Deed Records, Freestone County, Texas, and same being the SW corner of a 42.658 acre tract recorded in Vol. 524, Page 815, Deed Records, Freestone County, Texas and same being the SE corner of the said 66.056 acre tract;

THENCE in a Northwesterly direction with a fence and with the N line of the said 165 acre tract and with the S line of the said 66.056 acre tract, N 80 deg. 46'39" W, a distance of 246.12' and N 85 deg. 56'30" W, a distance of 87.14' to an iron pin for corner in the said line and same being the SE corner of a 12.33 acre tract;

THENCE in a Northeasterly direction with the E line of the said 12.33 acre tract, N 0 deg. 46'25" E a distance of 745.11' an iron pin and N 0 deg. 20'57" E a distance of 847.76' to an iron pin for corner in the S margin of a 50' Private Road No. 1220 and same being the NE corner of the said 12.33 acre tract;

THENCE S 80 deg. 54'00" E with the S margin of the said road, a distance of 342.95' to an iron pin for corner in the said line and in the E line of the said 66.056 acre tract and in the W line of the said 42.658 acre tract;

THENCE S 0 deg. 52'05" W with the E line of the said 66.056 acre tract and with the W line of the said 42.658 acre tract a distance of 1,584.34' to the PLACE OF BEGINNING.

CONTAINS 12.14 ACRES OF LAND, MORE OR LESS.