

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 18, 2011, executed by **BRANDON T. RIGGINS AND TERESA D. COUCH, BOTH SINGLE PEOPLE** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2011-02284, Official Public Records of Lee County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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 Lee County Courthouse at the place designated by the Commissioner's Court for such sales in Lee 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 a 2012 CMH Fiftyniner Manufactured Housing Unit, Serial No. CSS012360TXAB.

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 20 day of February, 2026.

FILED AND RECORDED

FEB 26 2026



*Sharon Blasig*  
SHARON BLASIG

COUNTY CLERK, LEE COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF NUECES §

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.

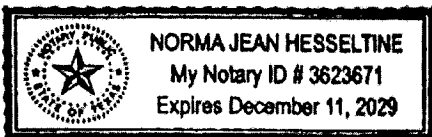
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Corpus Christi, Texas 78401

Telephone: (361) 884-0612

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Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20 day of February, 2026, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF 5.000 ACRES - TERESA COACH & BRANDON RIGGINS

A TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRES OUT OF THE SOUTHWESTERLY PORTION OF A CERTAIN 82.53 ACRE PARENT TRACT CONVEYED TO ROOSEVELT RIGGINS, JR., BY DONNA SUE BLAHA DESCRIBED IN INSTRUMENT IN VOLUME 1046, PAGE 416 OF THE REAL PROPERTY RECORDS OF LEE COUNTY IN THE STEPHEN F. AUSTIN FOUR LEAGUE GRANT, ABSTRACT 1 IN LEE COUNTY, TEXAS, SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a ½ inch iron rod found near a 5/8 inch iron rod at the West corner of a 2 acre tract conveyed to Bennie and Evelyn Mikulim described in instrument in Volume 641, Page 44 of the Deed Records of Lee County, the South corner of a certain 35.623 acre tract described in instrument in Volume 222, Pages 408 thru 410 of the Real Property Records of Lee County in the Northeast right-of-way line of State FM Hwy. No. 141 (80 ft. right-of-way);

THENCE South 44 degrees 34 minutes 48 seconds East with the Northeast right-of-way line of said highway a distance of 165.00 ft. to a ½ inch iron rod found marking the South corner of said 2 acre tract, the West corner and PLACE OF BEGINNING of the herein described 5.000 acre tract marking the West corner of said 82.53 acre tract described in Volume 1046, Page 416 of the Real Property Records of Lee County;

THENCE North 45 degrees 15 minutes 00 seconds East with the Southeasterly boundary of said Mikulim 2 acre tract a distance of 397.75 ft. to a 3/8 inch iron rod set marking the North corner of the herein described 5.000 acre tract located South 45 degrees 15 minutes 00 seconds West a distance of 127.25 ft. from a ½ inch iron rod found at the East corner of said 2 acre tract;

THENCE South 44 degrees 34 minutes 48 seconds East parallel to the Northeast right-of-way line of said State FM Hwy. No. 141 and crossing over this portion of said 82.53 acre parent tract a distance of 562.09 ft. to a 3/8 inch iron rod set marking the East corner of the herein described 5.000 acre tract, the Northwesterly boundary line of a 3 acre tract conveyed to Haywood Sams by Frank Blaha recorded in Volume 92, Page 330 of the Real Property Records of Lee County and a re-entrant corner of said Riggins 82.53 acre tract said 3/8 inch iron rod set located South 50 degrees 24 minutes 00 seconds West-12.15 ft. from a ½ inch iron rod found at the North corner of said 3 acre tract;

THENCE South 50 degrees 24 minutes 00 seconds West with an old fence line and the Northwest boundary of said Sams Tract a distance of 399.21 ft. to a ½ inch iron rod found at the South corner of the herein described 5.000 acre tract marking the West corner of said Sams Tract;

THENCE North 44 degrees 34 minutes 48 seconds West (basis for bearings) with the Northeast right-of-way line of said State FM Hwy. No. 141 a distance of 533.20 ft. to the PLACE OF BEGINNING and containing 5.000 acres of land and being known as 7782 State FM Hwy. No. 141, Dime Box, Texas 77853.

FILED AND RECORDED

FEB 26 2026



*Sharon Blasig*  
SHARON BLASIG  
COUNTY CLERK, LEE COUNTY, TEXAS