

FILED

JUL 13 2026 237pm

7028 COUNTY ROAD 461
NORMANGEE, TX 77871

BY AMY KAISER
CLERK COUNTY COURT
LEON COUNTY TEXAS

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 04, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE DISTRICT COURT BLDG. OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 28, 2020 and recorded in Document INSTRUMENT NO. 2020-437149 real property records of LEON County, Texas, with CODY MATTHEW YEAGER AND CRYSTAL MARIE YEAGER, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CODY MATTHEW YEAGER AND CRYSTAL MARIE YEAGER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$195,296.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LEON County Clerk and caused to be posted at the LEON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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LEON

EXHIBIT "A"

THESE NOTES DESCRIBE THAT CERTAIN 5.97 ACRES IN THE ROBERT ROGERS SURVEY, ABSTRACT 21, LOCATED IN LEON COUNTY, TEXAS; BEING PART OF THAT "7.9603 ACRES" CONTAINED IN A WARRANTY DEED DATED JULY 20, 1998 FROM JOHN DORIS SMITH TO DANIEL WADE DOUGET, JR. AND WIFE, TERRESSA KATHERINE DOUGET AND RECORDED IN VOLUME 1000 PAGE 748 LEON COUNTY OFFICIAL RECORDS; THIS 5.97 ACRE TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF THE "7.9603 ACRES", SAME BEING THE SOUTH CORNER OF THE JOSEPH SCHMIDT "7.9603 ACRES" AND ALSO BEING THE WEST CORNER OF A 2.00 ACRE TRACT (SURVEYED OUT OF THE "7.9603 ACRES" THIS DATE BY THE UNDERSIGNED) IN COUNTY ROAD 461 (BUT NOT THE CENTERLINE OF SAME); FOUND A 5/8" STEEL ROD OFFSET NORTH 53°-18'-37" EAST 18.15 FEET; THE CENTERLINE OF COUNTY ROAD 461 BEARS SOUTH 53°-18'-37" WEST 10.92 FEET; THENCE WITH THE SOUTHWEST LINE OF THE "7.9603 ACRES, SAME BEING THE SOUTHWEST LINE OF THE 2.00 ACRES IN COUNTY ROAD 461 (BUT NOT THE CENTERLINE OF SAME), SOUTH 37°-16'-12" EAST A DISTANCE OF 152.62 FEET TO THE SOUTH CORNER OF THE 2.00 ACRES, SAME BEING THE BEGINNING OF THIS DESCRIPTION; SET A 1/2" STEEL ROD OFFSET NORTH 53°-18'-37" EAST 9.00 FEET; THE CENTERLINE OF COUNTY ROAD 461 BEARS SOUTH 53°-18'-37" WEST 10.83 FEET;

THENCE CONTINUING WITH THE WITH SOUTHWEST LINE OF THE "7.9603 ACRES" IN COUNTY ROAD 461 (BUT NOT THE CENTERLINE OF SAME), SOUTH 37°-16'-12" EAST A DISTANCE OF 592.39 FEET TO THE SOUTH CORNER OF THE "7.9603 ACRES"; FOUND A 5/8" STEEL ROD OFFSET NORTH 53°-13'-45" EAST 25.72 FEET; THE CENTERLINE OF COUNTY ROAD 461 BEARS SOUTH 53°-13'-45" WEST 10.47 FEET;

THENCE WITH THE SOUTHEAST LINE OF THE "7.9603 ACRES", NORTH 53°-13'-45" EAST A DISTANCE OF 329.08 FEET TO THE SOUTHEAST CORNER OF THE "7.9603 ACRES" IN THE WEST RIGHT-OF-WAY OF FM 39; SET A 1/2" STEEL ROD AT SAME;

THENCE WITH THE LOWER EAST LINE OF THE "7.9603 ACRES", SAME BEING THE WEST RIGHT-OF-WAY OF FM 39, NORTH 13°-20'-35" WEST A DISTANCE OF 388.34 FEET TO AN EXTERIOR CORNER OF THE "7.9603 ACRES", SAME BEING AN INTERIOR CORNER OF THE WEST RIGHT-OF-WAY OF FM 39; FOUND A CONCRETE RIGHT-OF-WAY MARKER AT SAME;

THENCE WITH A LINE OF THE "7.9603 ACRES", SAME BEING A LINE OF THE WEST RIGHT-OF-WAY OF FM 39, SOUTH 76°-40'-50" WEST A DISTANCE OF 49.13 FEET TO AN INTERIOR CORNER OF THE "7.9603 ACRES, SAME BEING AN EXTERIOR CORNER OF THE WEST RIGHT-OF-WAY OF FM 39; FOUND A 5/8" STEEL ROD AT SAME;

THENCE WITH THE UPPER EAST LINE OF THE "7.9603 ACRES", SAME BEING A LINE OF THE WEST RIGHT-OF-WAY OF FM 39, NORTH 13°-20'-35" WEST A DISTANCE OF 235.11 FEET TO THE SOUTHEAST CORNER OF SAID 2.00 ACRES; SET A 1/2" STEEL ROD AT SAME;

THENCE WITH THE SOUTHEAST LINE OF THE 2.00 ACRES ACROSS THE "7.9603 ACRES", SOUTH 53°-18'-37" WEST A DISTANCE OF 537.05 FEET TO THE PLACE OF BEGINNING.

CONTAINING, ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 5.97 ACRES OF LAND.