

Our Case No. 25-07159-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF LEON

**Deed of Trust Date:**  
March 27, 2001

**Property address:**  
19357 FM 542  
OAKWOOD, TX 75855

**FILED**

FFR 26 2026

305pm

**Grantor(s)/Mortgagor(s):**  
BESSIE M. JOHNSON, ELSIE B. ANDERSON, THOMAS  
L. JOHNSON, JERRY J. JOHNSON, CECIL EARL  
JOHNSON, WANDA L. JOHNSON CAMPBELL, DONALD  
RAY JOHNSON

BY *Amy Kaiser*  
AMY KAISER  
CLERK COUNTY COURT  
LEON COUNTY TEXAS

**LEGAL DESCRIPTION:** All that certain tract or parcel of land situated in the County of Leon, State of Texas, about 19.3 miles N. 40 E. from the county site, being a part of the Rufe Nickerson 83 acre tract in the subdivision of the Wm. Little Survey, beginning at an iron buggy axle on the east line of said 83 acre tract, for corner S 15 E from the southern N. E. corner of said tract, whence a 14" P.O. (wire attached) brs. S 25.30' E. 23.4 vrs; thence S 15 E 117.3 vrs with the east line of said Rufe Nickerson 83 acre tract, to an iron bed rail for corner, from which a 10" hky. brs. S 58 W 6 vrs, a 12" hky. brs. N 63 W 6.1 vrs; thence west 561.3 vrs to an iron bed rail on the west line of said 83 acre tract from which a 9" P.O. brs. S 20 E 14.7 vrs; thence N 13.30' W 117.3 vrs to stake in fence on the west line of said 83 acre tract from which a 22" P.O. brs. N 35 E 9 vrs; thence east 558.3 vrs to the place of beginning, containing 1116 acres of land. Field notes recorded in Vol. 5 Page Surveyors Record, Leon County, Texas.  
Thence east 558.3 vrs to the place of beginning, containing 11.6 acres of land.

Save and except: 0.049 acres in the William Little Survey, A-483, in Leon County, Texas and being a part of a 11.6 acre tract deeded from James N. Nickerson to John Morton Johnson, dated May 12, 1947, and recorded in Volume 157, ROE Page 372 of the Leon County Deed Records, said 0.049 acre tract being more particularly described by metes and bounds as follows, to wit:

Beginning at an iron pin found for corner at a fence corner, same being the northeast corner of the said John Morton Johnson 11.6 acre tract and said corner being the easternmost southeast corner of a 144.384 acre tract owned by Fannie Johnson Jackson;  
thence South 12 deg. 47' 50" East with the east line of the said John Morton Johnson 11.6 acre tract a distance of 52.30 feet to an iron pin for corner in the west right-of-way line of F.M. Road No. 542;  
thence South 21 deg. 41' 59" West with the right-of-way line of F.M. Road No. 542 a distance of 26.34 feet to an iron pin for corner in the said line;  
thence South 89 deg. 51' 58" West a distance of 15.84 feet to an iron pin for corner at a fence corner in the south margin of a driveway;  
thence North 11 deg. 46' 44" West a distance of 78.30 feet to an iron pin for corner in the north line of the said John Morton Johnson 11.6 acre tract and in the easternmost south line of the said Fannie Johnson Jackson 144.384 acre tract;  
thence South 87 deg. 50' 19" East with the north line of the said John Morton Johnson 11.6 acre tract and with the easternmost south line of the said Fannie Johnson Jackson 144.384 acre tract a distance of 30.0 feet to the place of beginning, containing 0.049 acres of land.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA ACTING THROUGH  
THE RURAL HOUSING SERVICE OR SUCCESSOR  
AGENCY, UNITED STATES DEPARTMENT OF  
AGRICULTURE

**Earliest Time Sale Will Begin:** 12:00 PM

**Current Mortgagee:**

**Date of Sale:** APRIL 7, 2026

UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND  
ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE

**Property County:** LEON

**Recorded on:** March 27, 2001

**As Clerk's File No.:** 292908

**Mortgage Servicer:**

UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND  
ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE

**Original Trustee:** RICHARD PERRYMAN

**Substitute Trustee:**

Heather Golden, Allan Johnston, David Sims, Robert La  
Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law  
Group PC, Resolve Trustee Services, LLC

**Substitute Trustee Address:**

c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the District Court Building, 139 E. Main, Centerville, TX 75833 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND,

2-23-26

MARINOSCI LAW GROUP, P.C.

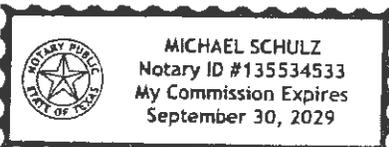
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 23 day of Feb 2026, personally appeared SAMMY HOODA.  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]

Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz

Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE 3775 VENTURE DRIVE DULUTH, GA 30096 Our File No. 25-07159

Return to: MARINOSCI LAW GROUP, P.C. MARINOSCI & BAXTER 16415 Addison Road, Suite 725 Addison, TX 75001

2/26/2026  
Sharon Pierre  
Sharon St Pierre