

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUL 31 2025 2:00pm

LEON County

Deed of Trust Dated: January 29, 2021

Amount: \$153,664.00

Grantor(s): ROGER HARMAN

Original Mortgagee: CITY BANK DBA CITY BANK MORTGAGE

Current Mortgagee: CITY BANK

Mortgagee Address: CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2021-441764

Legal Description: LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34), IN BLOCK TWO (2), OF HILLTOP LAKES, SECTION SEVEN (7), A RURAL SUBDIVISION IN LEON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 135, ENVELOPE NO. 39A OF THE MAP/PLAT RECORDS, LEON COUNTY, TEXAS.

AMY KAISER  
CLERK, COUNTY COURT  
BY *[Signature]*  
LEON COUNTY, TEXAS

Date of Sale: September 2, 2025 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LEON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, EVAN PRESS, MOLLIE MCCOSLIN, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, KRISTOPHER HOLUB, AARTI PATEL, MICHAEL KOLAK, ALLAN JOHNSTON OR RONNIE HUBBARD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, AND ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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 begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

*[Signature]*

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2025-002523

*[Signature]*

Printed Name: Sharon St. Pierre

c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

STATE OF TEXAS

COUNTY OF LEON

Before me, the undersigned authority, on this 31 day of July, 2025, personally appeared Sharon St. Pierre, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2025-002523

