

25TX935-0059
939 SMITH ST, CENTERVILLE, TX 75833

FILED

AUG - 7 2025 230pm

NOTICE OF FORECLOSURE SALE

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

Property:

The Property to be sold is described as follows:

LOTS 13 AND 14, IN THE ELMER WARD SUBDIVISION, SECTION III, IN THE CITY OF CENTERVILLE, LEON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOL. 4, PAGE 127, ENVELOPE 167A, MAP RECORDS, LEON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 31, 2023 and recorded on August 31, 2023 as Instrument Number 2023-00461992 in the real property records of LEON County, Texas, which contains a power of sale.

Sale Information:

September 02, 2025, at 12:00 PM, or not later than three hours thereafter, at the south door of the District Court Building or during inclement weather just inside the south door, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by ASHLY TUCKER AND BRANDON M TUCKER secures the repayment of a Note dated August 31, 2023 in the amount of \$172,900.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4849775

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Kristopher Holub, Aarti Patel, Michael Kolak, Harriett Fletcher, Mollie McCoslin, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Marlene Zografos, Auction.com, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Kristopher Holub, Aarti Patel, Michael Kolak, Harriett Fletcher, Mollie McCoslin, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Marlene Zografos, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 7th day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LEON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).