

25TX267-0109
983 PRIVATE ROAD 1320, CENTERVILLE, TX 75833

FILED
3:33pm
JUN 18 2025

NOTICE OF FORECLOSURE SALE BY **AMY KAISER**
CLERK, COUNTY COURT
LEON COUNTY, TEXAS

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 7, 2009 and recorded on May 14, 2009 as Instrument Number 00362934 in the real property records of LEON County, Texas, which contains a power of sale.

Sale Information: August 05, 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 MARY BROWN SMITH AND WALTER S SMITH secures the repayment of a Note dated May 7, 2009 in the amount of \$254,556.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, 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.

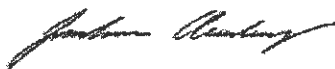


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Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Kristopher Holub, Aarti Patel, Michael Kolak, Harriett Fletcher, Mollie McCoslin, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Marlene Zografos, 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, 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 18th day of June, 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).

EXHIBIT "A"

Escrow/Closing # 09-046
Doc ID # 00020280928005009
Case Number LH494961075916
MIN 1000255-0000028722-5

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE JAMES ROBINETT SURVEY, ABSTRACT NO. 719, LEON COUNTY, TEXAS, BEING PART OF THE RESIDUE OF A CALLED 48.21 ACRE TRACT SAVE AND EXCEPT 3.00 ACRE TRACT I, 7.00 ACRE TRACT II AND 27.309 ACRE TRACT III DESCRIBED IN A DEED OF TRUST TO ALAN L. TINSLEY, TRUSTEE FROM MARY BROWN SMITH AND WALTER S. SMITH ON NOVEMBER 14, 2006, AND RECORDED IN VOLUME 1288, PAGE 218 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 4" x 4" CONCRETE MONUMENT (FOUND) IN A FENCE FOR THE EAST CORNER OF THE ABOVE MENTIONED 48.21 ACRE TRACT, THE NORTH CORNER OF A CALLED 48.21 ACRE TRACT CONVEYED TO FRANK D. HICKMAN FROM ROSE MARY BROWN ON MAY 3, 1971 AND RECORDED IN VOLUME 375, PAGE 112 AND BEING THE EAST CORNER OF A 30 FT. EASTMENT DESCRIBED IN VOLUME 430, PAGE 650;

THENCE SOUTH 60 DEG. 14 MIN. 29 SEC. WEST WITH THE SOUTHEAST LINE OF THE SMITH TRACT AND THE NORTHWEST LINE OF THE HICKMAN TRACT, A DISTANCE OF 1173.50 FT. TO A 4" x 4" CONCRETE MONUMENT (FOUND) FOR THE SOUTH CORNER OF THIS TRACT AND BEING THE WEST CORNER OF THE HICKMAN TRACT;

THENCE NORTH 34 DEG. 19 MIN. 12 SEC. WEST WITH THE SOUTHWEST LINE OF THE SMITH TRACT, A DISTANCE OF 9.76 FT. TO A T-POST (FOUND) AT A FENCE CORNER FOR THE SOUTH CORNER OF A 27.309 ACRE TRACT III DESCRIBED IN SAID VOLUME 1228, PAGE 218 AND BEING THE WEST CORNER OF THE SMITH TRACT;

THENCE NORTH 24 DEG. 20 MIN. 12 SEC. EAST WITH THE SOUTHERLY NORTHWEST LINE OF THE SMITH TRACT AND THE SOUTHERLY SOUTHEAST LINE OF THE 27.309 ACRE TRACT, A DISTANCE OF 340.20 FT. TO A 1/2" IRON ROD (SET) FOR ELL CORNER OF THIS TRACT AND BEING THE WEST CORNER OF A 0.818 ACRE TRACT SURVEYED ON THIS DATE;

THENCE SOUTH 65 DEG. 37 MIN. 37 SEC. EAST ACROSS THE SMITH TRACT AND WITH THE SOUTHWEST LINE OF THE 0.818 ACRE TRACT, A DISTANCE OF 120.00 FT. TO A 1/2" IRON ROD (SET) FOR AN ELL CORNER OF THIS TRACT AND BEING THE SOUTH CORNER OF THE 0.818 ACRE TRACT;

THENCE NORTH 24 DEG. 20 MIN. 12 SEC. EAST WITH THE SOUTHEAST LINE OF THE 0.818 ACRE TRACT AND CONTINUING ACROSS THE SMITH TRACT, AT 88.01 FT. PASS THE SOUTHWEST CORNER OF A 0.807 ACRE EASEMENT DESCRIBED ON THIS DATE, AT 132.56 FT. PASS THE NORTHWEST CORNER OF SAID EASEMENT AND CONTINUE A TOTAL DISTANCE OF 297.00 FT. TO A 1/2" IRON ROD (SET) FOR AN ELL CORNER OF THIS TRACT AND BEING THE EAST CORNER OF THE 0.818 ACRE TRACT;

THENCE NORTH 65 DEG. 37 MIN. 37 SEC. WEST CONTINUING ACROSS THE SMITH TRACT AND WITH THE NORTHEAST LINE OF THE 0.818 ACRE TRACT, A DISTANCE OF 70.00 FT. TO A 1/2" IRON ROD (FOUND) FOR AN ELL CORNER OF THE SMITH TRACT AND SAID 27.309 ACRE TRACT, FROM WHICH A 1/2" IRON ROD (SET) FOR THE NORTH CORNER OF THE 0.818 ACRE TRACT BEARS NORTH 65 DEG. 37 MIN. 37 SEC. WEST - 50.00 FT.;

THENCE NORTH 24 DEG. 21 MIN. 51 SEC. EAST WITH THE NORTHERLY NORTHWEST LINE OF THE SMITH TRACT AND THE NORTHERLY SOUTHEAST LINE OF THE 27.309 ACRE TRACT, A DISTANCE OF 757.54 FT. TO A 1/2" IRON ROD (SET) FOR THE EAST CORNER OF SAME, THE NORTH CORNER OF THE SMITH TRACT AND BEING IN THE SOUTHWEST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY NO. 811;

THENCE SOUTH 43 DEG. 32 MIN. 14 SEC. EAST WITH THE NORTHERLY NORTHEAST LINE OF THE SMITH TRACT AND THE SOUTHWEST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY NO. 811, AT 27.43 FT. PASS THE NORTHEAST CORNER OF SAID 0.807 ACRE EASEMENT, 62.20 FT. PASS THE SOUTHEAST CORNER OF SAID EASEMENT AND CONTINUE A TOTAL DISTANCE OF 75.33 FT. A 1/2" IRON ROD (SET) FOR ANGLE CORNER OF THE SMITH TRACT;

THENCE SOUTH 29 DEG. 31 MIN. 31 SEC. EAST WITH THE SOUTHERLY NORTHEAST LINE OF THE SMITH TRACT AND SAID 48.21 ACRE TRACT, A DISTANCE OF 713.70 FT. TO THE PLACE OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF LEON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of:
Leon County
as stamped hereon by me.

May 14, 2009
Carla McEachern, County Clerk
Leon County

Filed for Record in: Leon County
On: May 14, 2009 at 08:32A
As a Recordings
Document Number: 00362934
Amount: \$ 78.00
Receipt Number: 91589
By: Amy Kaiser