

JUL 15 2025 3:55pm

## NOTICE OF FORECLOSURE SALE

BY AMY KAISER  
CLERK, COUNTY COURT  
LEON COUNTY, TEXAS

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 OR 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. Property to Be Sold.** The property to be sold is described as follows: 0.52 ACRE OF LAND, MORE OR LESS, IN THE B.F. WHITAKER SURVEY, A-31, IN LEON COUNTY, TEXAS, AS MORE FULLY DESCRIBED BY METES AND BOUNDS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.52 OF ONE ACRE SITUATED IN THE B. F. WHITAKER SURVEY, ABSTRACT NO. 31, CITY OF NORMANGEE, LEON COUNTY, TEXAS, AND BEING A PART OF THE FOLLOWING TRACTS OF LAND:

- 1) CALLED 0.166 ACRE TRACT FROM LEO BATSON TO JOHNNY EARL HARRIS IN VOLUME 363, PAGE 867,
- 2) CALLED 0.2569 ACRE TRACT FROM LEO BATSON TO JOHNNY EARL HARRIS IN VOLUME 366, PAGE 643,
- 3) CALLED 2.6 ACRE TRACT FROM L. O. MANNING AND WIFE, RUTH MANNING TO LEO BATSON IN VOLUME 428, PAGE 774,
- 4) CALLED 2.61 ACRE TRACT FROM H. C. BROWN, ET AL TO ANGUISH BATSON IN VOLUME 150, PAGE 238, OF THE DEED RECORDS OF LEON COUNTY, TEXAS, SAID 0.52 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER AND BEING 50 FEET FROM THE CENTERLINE OF FARM ROAD 3, SAID CORNER BEING IN THE NORTH LINE OF THE CALLED 2.61 ACRE TRACT, A 1/2 INCH IRON ROD WITH CAP SET FOR THE CALCULATED NORTHEAST CORNER OF SAID 2.61 ACRE TRACT BEARS SOUTH 82 DEGREES 45 MINUTE 00 SECONDS EAST A DISTANCE OF 81.91 FEET;

THENCE SOUTH 03 DEGREES 26 MINUTES 31 SECONDS WEST, ALONG A FENCE FOR A DISTANCE OF 130.40 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER;

THENCE NORTH 86 DEGREES 27 MINUTES 24 SECONDS WEST, ALONG A FENCE FOR A DISTANCE OF 170.42 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER;

THENCE NORTH 07 DEGREES 12 MINUTES 36 SECONDS EAST, ALONG FENCE FOR A DISTANCE OF 141.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER, SAID CORNER BEING LOCATED IN THE NORTH LINE OF SAID 2.61 ACRE TRACT AND BEING 50 FEET FROM THE CENTERLINE OF SAID FARM ROAD 3;

THENCE SOUTH 82 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID 2.61 ACRE TRACT A DISTANCE OF 161.51 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.52 OF ONE ACRE OF LAND, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED SEPTEMBER 16, 2016, BY SHANE A. ISBELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6117. NORTH ORIENTATION IS BASED ON ROTATING THE NORTH LINE OF THE 2.61 ACRE TRACT TO THE RECORD BEARING IN VOLUME 150, PAGE 238. FOR OTHER INFORMATION, SEE ACCOMPANYING PLAT.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/08/2023 and recorded in Book 1945 Page 494 Document 2023-460045 real property records of Leon County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/05/2025

Time: 12:00 PM

Place: Leon County, Texas at the following location: THE SOUTH DOOR OF THE DISTRICT COURT BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by STEVEN RANDLE AGUIRRE, provides that it secures the payment of the indebtedness in the original principal amount of \$60,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** COLONIAL SAVINGS, F.A. obtained a Order from the 369th District Court of Leon County on 06/23/2025 under Cause No. 25-145-DCCV-00105. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.



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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

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Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on July 15, 2025 I filed this Notice of Foreclosure Sale at the office of the Leon County Clerk and caused it to be posted at the location directed by the Leon County Commissioners Court.

Sharon St. Pierre