

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 06/03/2025

Time: Between 12:00 PM - 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Leon County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 4/19/2016 and recorded in the real property records of Leon County, TX and is recorded under Clerk's File/Instrument Number 417831, Volume 1666, Page 290, with Amy Larayne Dopita (grantor(s)) and United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Amy Larayne Dopita, securing the payment of the indebtedness in the original amount of \$134,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT SIXTEEN (16) AND LOT SEVENTEEN (17), BLOCK TWO (2), OF HILLTOP LAKES, SECTION SIX-A (6A), A RURAL SUBDIVISION IN LEON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 32, ENVELOPE NO. 60 A&B OF THE MAP/PLAT RECORDS, LEON COUNTY, TEXAS.

FILED

MAY 01 2025 2:00 pm

BY  AMY KAISER
CLERK, COUNTY COURT
LEON COUNTY, TEXAS

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043

Sharon St. Pierre

SUBSTITUTE TRUSTEE

Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre
OR Sharon St. Pierre, Mollie McCoslin, Christine
Wheless, Phillip Hawkins, Kevin Key and Jay
Jacobs OR AUCTION.COM OR Kirk Schwartz, Esq.
or Carson Emmons, Esq c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 1, 2025 I filed at the office of the Leon County Clerk and caused to be posted at the Leon County courthouse this notice of sale.

Sharon St. Pierre

Declarants Name: Sharon St. Pierre

Date: May 1, 2025