

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All of that certain real estate together, with all improvements thereon situated in Lamar County, Texas, more particularly described as follows, to-wit: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE ISAIAH DAVIS SURVEY, AND BEING A PART OF THE SECOND TRACT OF LAND AS SHOWN IN DEED TO HARRY FRY AS RECORDED IN VOL. 400, PAGE 500, OF DEED RECORDS OF SAID COUNTY AND STATE; BEGINNING AT A STAKE FOR CORNER IN THE NORTH BOUNDARY LINE OF ASH STREET, SAID POINT BEING 50 FEET EAST OF THE EAST BOUNDARY LINE OF 7TH ST., N.E. SAID POINT OF CORNER BEING THE SOUTHWEST CORNER OF SAID FRY TRACT OF LAND; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF ASH STREET A DISTANCE OF 74 FT. TO A STAKE FOR CORNER; THENCE NORTH A DISTANCE OF 171 FEET TO A STAKE FOR CORNER IN THE SOUTH BOUNDARY LINE OF WOOD STREET; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF WOOD STREET, A DISTANCE OF 74 FT. TO A STAKE FOR CORNER AT THE NORTHWEST CORNER OF SAID FRY TRACT OF LAND; THENCE SOUTH A DISTANCE OF 171 FEET TO THE PLACE OF BEGINNING. AS DETERMINED BY AN ACTUAL SURVEY ON THE GROUND BY W.R. ABBOTT, REGISTERED PUBLIC SURVEYOR, ON OCTOBER 24, 1967. Street Address: 719 Ash St., Paris, Texas 75460.

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

Date: April 4, 2023

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Lamar County Courthouse in Paris, Texas, at the following location: Place where foreclosures take place. The east foyer, just inside the first-floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF March 2023

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 Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

DEED OF TRUST INFORMATION:

Date: 10/29/2007
Grantor(s): OSCAR JACK JOHNSON
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: TX REAL INVESTMENTS, LLC
Original Principal Amount: \$30,792.34
Recording Information:
11/13/2007, as Instrument No. 054315-2007
Property County: LAMAR
Property Address: 719 ASH ST.
PARIS, TX 75460

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE ISAIAH DAVIS SURVEY, AND BEING A PART OF THE SECOND TRACT OF LAND AS SHOWN IN DEED TO HARRY FRY AS RECORDED IN VOL. 400, PAGE 500, OF DEED RECORDS OF SAID COUNTY AND STATE; BEGINNING AT A STAKE FOR CORNER IN THE NORTH BOUNDARY LINE OF ASH STREET, SAID POINT BEING 50 FEET EAST OF THE EAST BOUNDARY LINE OF 7TH ST., N.E. SAID POINT OF CORNER BEING THE SOUTHWEST CORNER OF SAID FRY TRACT OF LAND;
THENCE EAST ALONG THE NORTH BOUNDARY LINE OF ASH STREET A DISTANCE OF 7 4 FT. TO A STAKE FOR CORNER;
THENCE NORTH A DISTANCE OF 171 FEET TO A STAKE FOR CORNER IN THE SOUTH BOUNDARY LINE OF WOOD STREET;
THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF WOOD STREET, A DISTANCE OF 74 FT. TO A STAKE FOR CORNER AT THE NORTHWEST CORNER OF SAID FRY TRACT OF LAND;
THENCE SOUTH A DISTANCE OF 171 FEET TO THE PLACE OF BEGINNING. AS DETERMINED BY AN ACTUAL SURVEY ON THE GROUND BY W.R. ABBOTT, REGISTERED PUBLIC SURVEYOR, ON OCTOBER 24, 1967.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public

auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement financing statement executed by OSCAR JACK JOHNSON. The deed of trust is dated OCTOBER 29, 2007, and is recorded in the office of the County Clerk of Lamar County, Texas, under Instrument No. 054315-2007 of the Official Public Records of Real Property of Lamar County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$30,792.34, executed by OSCAR JACK JOHNSON, and payable to the order of CITIFINANCIAL, INC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of OSCAAR JACK JOHNSON. Texas Real Investments, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Texas Real Investments, LLC,
100 E Whitestone Blvd Ste 148-165
Cedar Park, Texas 78613

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED March 7, 2023.

DocuSigned by:

Robert Roberts

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Robert Roberts
Substitute Trustee
700 Ascot Dr.
Eules, Texas 76040
Telephone: 8176899534