

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24th DAY OF June 2023

NOTICE OF FORECLOSURE 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 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: THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LAMAR, CITY OF PARIS AND STATE OF TEXAS, DESCRIBED AS FOLLOWS: SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE JOSEPH LEACH SURVEY, ABSTRACT 524; ALSO BEING THE SAME LAND DESCRIBED IN AN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 959, PAGE 107. OF THE LAMAR COUNTY REAL PROPERTY RECORDS; ALSO BEING A PART OF LOT 9, BLOCK E, OF PARHAM PARK ADDITION NO. 1 AS SHOWN BY PLAT RECORDED IN ENVELOPE 102-D OF THE LAMAR COUNTY PLAT RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH LINE OF MARGARET STREET AT THE NORTHWEST CORNER OF SAID LOT 9 AND AT THE NORTHEAST CORNER OF LOT 8, BLOCK E, OF SAID ADDITION; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 75.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE WEST LINE OF 32ND STREET AND THE SOUTH LINE OF SAID MARGARET STREET; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 119.14 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THIS TRACT AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM E. JR. THOMAS AND WIFE DEBORAH K. THOMAS BY DEED RECORDED IN VOLUME 469, PAGE 01, OF THE LAMAR COUNTY REAL PROPERTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID THOMAS TRACT AND THE SOUTH LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 75.00 FEET TO A CHAIN LINK FENCE POST FOR THE EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO VICTOR AND RITA ADAMS BY DEED RECORDED IN VOLUME 1713, PAGE 243, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY; THENCE NORTH ALONG THE MOST EASTERLY LINE OF SAID ADAMS TRACT AND THE WEST LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 119.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND. I. R. BRANDON CHANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4057, STATE OF TEXAS, STATE THAT THE ABOVE PLAT AND FIELD NOTES DEPICT AND REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND FINISHED OCT.17 2006.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/16/2006 and recorded in Book 1814 Page 247 Document 00042779 real property records of Lamar County, Texas.

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

Date: 09/05/2023

Time: 01:00 PM


Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE COURTHOUSE 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 JOSH B. BIVENS AND KRYSTAL D. BIVENS, provides that it secures the payment of the indebtedness in the original principal amount of \$65,482.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *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 51777 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelisea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 51777 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 08, 2023 I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.


Robert LaMont, June 08, 2023

22-000301-810-1 // 3190 MARGARET STREET, PARIS, TX



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