

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15th DAY OF May 2023

T.S. Number: 2023-05616
Loan Number: 1401094696

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/25/2014, Jeremy J. Ellis and Jennifer D. Ellis, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, Anderson, Burns and Vela, LLP, as Trustee, Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for SMI Lending, Inc., its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$123,643.00, payable to the order of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for SMI Lending, Inc., its successors and assigns, which Deed of Trust is Recorded on 7/2/2014 as Instrument No: 116902-2014, Official Public Records of Lamar County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being a 4.978 acre tract of land, situated about 10 miles South 87 degrees East of the City of Paris, County of Lamar and State of Texas, a part of the M. Mowery Survey No. 565, being a part of a called 19.52 acre tract of land conveyed to Michael Nation et ux by deed recorded in Volume 376, Page 109, Lamar County Real Property Records; being the same property conveyed to Jeremy J. Ellis and wife, Jennifer D. Ellis by Warranty Deed with Vendor's Lien dated April 25, 2011, from Paul Stephens and wife, Shannon Stephens, recorded in Clerk's Instrument No. 087445-2011, Lamar County Official Public Records, and being further described as follows:

Situated about 10 miles South 87° East of the City of Paris, County of Lamar, and State of Texas, a part of the M. Mowery Survey #565, and being a part of a called 19.52 acre tract of land conveyed to Michael Nation et ux by deed recorded in Vol. 376, Page 109, of the Real Property Records of said County and State

Beginning at an angle iron post (f) for corner at the Northwest corner of said Nation 19.52 acre tract, said post being an el corner of a called 144.743 acre tract of land conveyed to Neal Wall by deed recorded in Vol. 750, Page 103, of said Records.

THENCE North 87°43'04" East along a fence a distance of 604.05 feet to an angle iron post (f) for corner at the Northerly Northeast corner of said Nation 19.52 acre tract, said post being the Easterly Southeast corner of said Wall 144.743 acre tract;

Thence South along the West Boundary Line of Holly St./Farm Road 196 a distance of 354.01 feet to an angle iron post (f) for corner at the Northeast corner of a called 5 acre tract of land conveyed

out of said Nation 19.52 acre tract to Kenneth Proctor et ux by deed recorded in Vol. 1070, Page 96, of said Records;

Thence South 87°44'07" West along a fence a distance of 621.56 feet to an angle iron post (f) for corner at the Northwest corner of said Proctor 5 acre tract;

Thence North 2°49'21" East along a fence along the West Boundary Line of said Nation 19.52 acre tract and the Southerly East Boundary line of said Wall 144.743 acre tract, a distance of 355.30 feet to the place of beginning and containing 4.978 acres of land.

Commonly known as: 920 S HOLLEY STREET, BLOSSOM, TEXAS 75416-2454

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Harriett Fletcher, David Garvin, Sheryl LaMont and/or Kelly Goddard** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

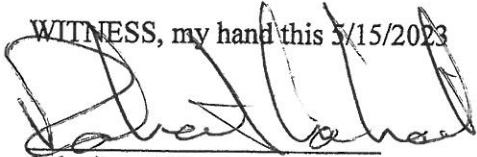
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **6/6/2023 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Lamar County, Texas**, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in **Paris, Lamar County, Texas**, in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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.

WITNESS, my hand this 5/15/2023



Substituted Trustee
Robert LaMont

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993