

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 4th DAY OF JAN, 2024.

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: SITUATED ABOUT 5 MILES NORTH 77 DEGREES EAST FROM THE SQUARE, IN THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE STEPHEN PETERS SURVEY #715 AND BEING LOT 2 IN BLOCK B OF THE SWAIN ADDITION NO. 3 RECORDED IN ENV. 259-C OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 2 BEING CONVEYED TO SHERRY DICKSON AND KYLE DICKSON BY DEED RECORDED IN DOC.# 171213-2020 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8 INCH (HF 5699) CAPPED IRON PIN SET AT THE NORTHEAST CORNER OF LOT 2 AND THE SOUTHEAST CORNER OF LOT 3 AND THE WEST BOUNDARY LINE OF POST OAK LANE.

THENCE NORTH 89 DEGREES 18 MINUTES 44 SECONDS WEST A DISTANCE OF 149.55 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 3 AND THE EAST BOUNDARY LINE OF A CALLED 8.2 ACRE TRACT ONE CONVEYED TO HAROLD SAUNDERS AND ELIZABETH TYE BY DEED RECORDED IN VOLUME 974, PAGE 254 OF THE DEED RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 01 DEGREES 17 MINUTES 58 SECONDS WEST A DISTANCE OF 102.08 FEET TO THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 1;

THENCE SOUTH 89 DEGREES 27 MINUTES 52 SECONDS EAST PASSING A 1/2 INCH IRON PIN FOUND AT A DISTANCE OF 1.19 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 150.00 FEET TO A 3/8 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF LOT 1 AND BEING IN THE WEST BOUNDARY LINE OF POST OAK LANE.

THENCE NORTH 01 DEGREES 03 MINUTES 0 SECONDS EAST ALONG SAID STREET A DISTANCE OF 101.68 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/12/2021 and recorded in Document 179562-2021 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: 02/06/2024

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 BRENDA JOYCE SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$110,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N CLOSE, INC. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 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 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
Michael Zientz, Attorney at Law
Kori Liane Long, Attorney at Law
Chelsea 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.auction.com or (800) 280-2832

Certificate of Posting

I am Robert LaMont 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 January 4, 2024 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, January 4, 2024

23-000074-453-1 // 2525 N POST OAK LANE, RENO, TX 7



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