

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:

217 19th Street SE & 1035 17th Street SE, Paris, TX 75460

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **Coyote Terrenos Investments LLC** ("Borrower") to **Julie Pettit**, Trustee for the benefit of **APFSDEMM, Inc.**, covering the property described above. The Deed of Trust is dated **7/24/2023**, and is recorded under **Instrument #206209-2023** of the 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: **2/6/2024** (the first Tuesday of said Month)

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: **The sale will take place at the LAMAR County Courthouse at the place designated by the LAMAR County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

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 refiling may be after the date originally scheduled for this sale.

4. 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the Deed of Trust, the beneficiary 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16th DAY OF Jan, 24.

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.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

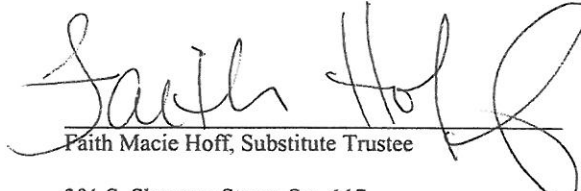
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 7/24/2023, in the original principal amount of \$68,000.00, executed by Borrower, and payable to the order of APFSDEMM, Inc.; (b) and all renewals, modifications and extensions of the note. ; and (c) any and all present and future indebtedness of Borrower to APFSDEMM, Inc. and/or READY MORTGAGE CORP. READY MORTGAGE CORP. is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. READY MORTGAGE CORP. is also the current Lender (Mortgagee) Servicer of the Note.

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

READY MORTGAGE CORP.
Attention: Craig Pettit
301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: (972) 336-3339

7. 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 as substitute trustee to conduct the sale.

DATED: 1/16/2024


Faith Macie Hoff, Substitute Trustee

301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: 972-336-3339
Fax: 972-421-1994

EXHIBIT "A"

217 19th Street SE & 1035 17th Street SE, Paris, TX 75460

Tract 1:

Being all that certain tract of land situated in the City of Paris, Lamar County, Texas, a part of the Larkin Rattan Survey, Abstract No. 778, being Lot 7, Block 17 as shown by plat of the Gibbons - Braden Addition recorded in Envelope No. 5C of the Lamar County Plat Records, being the same tract described as 1035 S.E 17th Street in deed conveyed to APFDEMM, Inc. recorded as Lamar County Document No. 200435-2022;

Beginning at a 1/2" iron pin set for corner (capped Chaney 4057), the Southwest corner of said Lot 7 at the intersection of the North Une of Cedar Street with the East Line of 17th Street S.E.;

Thence North (basis of bearing per L.C. Doc. No. 200435-2022) with said East line a distance of 50.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the Northwest corner of said Lot 7;

Thence South 89°42' East with the North line of said Lot 7 and the South line of a tract conveyed to Billy Smith by deed recorded as Lamar County Document No. 161854-2019 at 117.18 feet passing a found chain link fence corner continuing in all a distance of 130.0 feet to a point for corner in a drainage ditch;

Thence South with said ditch for the East line of said Lot 7 and the West line of a tract conveyed to Hunter Price, Sr. by deed recorded in Volume 233, Page 92 of the Lamar County Real Property Records a distance of 50.0 feet to a point for corner in the North line of Cedar Street;

Thence North 89°42' West with North line at 17.0 feet passing a 1/2" set iron pin (capped Chaney 4057) continuing in all a distance of 130.0 feet to the point of beginning and containing 0.149 acres of land.

Tract 2:

Being all that certain tract of land situated in the City of Paris, Lamar County, Texas, a part of the George W. Cox Survey, Abstract No. 164, being the lot referenced as 217 S.E. 19th Street conveyed to APFSDEMM, Inc. by deed recorded as Lamar County Document No. 200435-2022 and being further described as follows:

Beginning at a 1/2" iron pin set for corner (capped Chaney 4057) in the West line of 19th Street S.E., the Northwest corner of said 217 19th S.E. tract;

Thence South 89°49' East with the North line of said 217 S.E. 19th tract and the South line of a tract conveyed to Isibindi Texas Homes, LLC by deed recorded as Lamar County Document No. 191486-2022 at 3.05 feet passing a found 2" iron pipe continuing in all a distance of 190.32 feet to a found chain link fence corner, the Northeast corner of said 217 S.E. 19th tract;

Thence South 0°29'15" East with the East line of said 217 S.E. 19th tract, the West line of a tract conveyed to Martin and Carmen Loera by deed recorded in Volume 1633, Page 179 of the Lamar County Official Public Records and the West line of a tract conveyed to Dale Rentals, Inc. by deed recorded as Lamar County Document No. 167692-2020 a distance of 68.80 feet to a found chain link fence corner, the Southeast corner of said 217 S.E. 19th tract;

Thence West (basis of bearing per South line 217 S.E. 19th tract per Lamar County Document No. 200435-2022) with a chain link fence for said South line and the North line of a tract conveyed to Yvonne Flippen by deed recorded as Lamar County Document No. 172531-2020 at 106.37 feet passing a chain link fence corner continuing in all a distance of 189.90 feet to a 1/2" iron pin set for corner (capped Chaney 4057) in the East line of S.E. 19th Street, the Southwest corner of said 217 S.E. 19th tract;

Thence North 0°50' West with said East line a distance of 69.41 feet to the point of beginning and containing 0.302 acres of land.

THE STATE OF TEXAS §
COUNTY OF LAMAR §

AFFIDAVIT OF POSTING

Definitions

Affiant: Faith Hoff
(Printed Name)

Posting Date: 1/16/2024

Notice: Notice of Foreclosure Sale, a true and correct copy of which is attached hereto and incorporated herein by reference.

Property: 217 19th Street SE & 1035 17th Street SE, Paris, TX 75460

Property County: LAMAR

Authorized Trustee or Substitute: TRUSTEE or Faith Macie Hoff, Jordan Pettit, Craig Pettit, Mary Bahena or Jarrod Pettit

BEFORE ME, the undersigned authority, on the date set forth below, personally appeared Affiant who, after first being duly sworn by me according to law, upon oath deposed and said:

"My name is that of Affiant. I am duly authorized and competent to make this Affidavit. The facts and matters set forth in this Affidavit are within my personal knowledge, and they are all true and correct."

"On or before the Posting Date, at the request of Authorized Trustee, I posted a copy of the Notice at the officially designated place of the Property County where notices of Trustee Sales are customarily posted and I filed a duplicate of the Notice with the county clerk office of the Property County on that same day."

Affiant: [Handwritten Signature]

STATE OF TEXAS §
COUNTY OF Lamar §

On this 16th day of January, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Faith Hoff, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged that (s)he executed the same in the capacity represented.

WITNESS my hand and official seal.

(Reserved for official seal)

Signature: Elisabeth Raines
Elisabeth Raines
Name (typed or printed)

My Commission expires: Dec 2 2026

