

Notice of Foreclosure Sale

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF June, 2024

May 31, 2024

Deed of Trust ("Deed of Trust"):

Dated: September 19, 2022

Grantor: Box House Grp.

Trustee: Shari K. Lamb

Lender: Shiven Rentals, LLC, Series T

Recorded in: Instrument No. 197752-2022 of the real property records of Lamar County, Texas

Legal Description: See Exhibit A

Secures: Promissory Note ("Note") in the original principal amount of \$67,500.00, executed by Box House Grp. ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, July 2, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Shiven Rentals, LLC, Series T's bid may be by credit against the



indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Shiven Rentals, LLC, Series T, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shiven Rentals, LLC, Series T's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Shiven Rentals, LLC, Series T's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustees will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Shiven Rentals, LLC, Series T passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Shiven Rentals, LLC, Series T. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees.

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.

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.

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



Craig C. Lesok, Robert LaMont, Harriett Fletcher,
Sheryl LaMont, Sharon St. Pierre Posted June 11, 2024.
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EXHIBIT A

A part of the Asa Jarman Survey within the corporate limits of the City of Paris, and of the West half (½) of Block One (1) of the Mayer Addition to the City of Paris, and being part of and off the North side of Lot One (1) in the A. E. Crumley Partition of the West half (½) of Block One (1) of such Addition, according to plat of record in Book 2, Page 13 8, Lamar County Plat Records; described by metes and bounds as follows:

BEGINNING at a stake in the SB line of Graham Street and the EB line of 30th Street NW, at the NW corner of Lot One (1) above mentioned;

THENCE EAST with the SB of Graham Street 150 feet, a stake;

THENCE SOUTH 54 feet, a stake;

THENCE WEST 150 feet to the EB line of 30th Street NW;

THENCE NORTH 54 feet to the place of beginning, and being the same property described in deed from Joe E. Swint and wife, Margie R. Swint, to George Fisher, dated February 10, 2009, of record under Instrument No. 066900 in the Official Records of Lamar County, Texas.