

24TX267-0211
3190 MARGARET STREET, PARIS, TX 75460

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated October 16, 2006 and recorded on October 27, 2006 as Instrument Number 00042779 in the real property records of LAMAR County, Texas, which contains a power of sale.

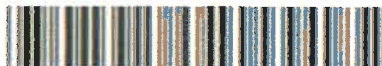
Sale Information: February 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JOSH B BIVENS AND KRYSTAL D BIVENS secures the repayment of a Note dated October 16, 2006 in the amount of \$65,482.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13 DAY OF kn, 2025.



4832586

ServiceLink


Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Ronald Byrd, Harriet Fletcher, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarniecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Ronald Byrd, Harriet Fletcher, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarniecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 13th. day of January, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, January 13, 2025

Field Notes

EXHIBIT A

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.

R. Brandon Chaney

R.P.L.S. No. 4057

