

Notice of Substitute Trustee Sale

T.S. #: 25-15220

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 29 DAY OF Aug. 25.

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **10/7/2025**

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**

Place: **Lamar County Courthouse in Paris, Texas, at the following location: 119 N. Main St, Paris, TX 75460 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

The land hereinafter referred to is situated in the City of Paris, County of Lamar, State of TX, and is described as follows:

All that certain tract or parcel of land, situated in the County of Lamar and State of Texas, and described as follows;

Within the corporate limits of the City of Paris, out of the Asa Jarman Survey, in City Block No. 48, described as follows;
Beginning at a Stake in the center of Cherry Street at the SW corner of a lot conveyed to H. R. Spann by Dane Griffis et al on May 2nd, 1938.

Thence North 168 feet more or less, a stake in the SB line of a lot formerly owned by J. W. Rodgers Estate;
Thence West 50 feet, a stake;
Thence South 168 feet more or less to a stake in the center of Cherry Street;
Thence East 50 feet to the place of beginning.

Being the same property conveyed to Delma Kyle by William K. Griffis et al on May 2nd, 1938, as shown of record in Book 252, Page 201, Lamar County Deed Records. Being the same property described in deed, from Delma Kyle and wife Anna Kyle to Roy Grooms, a single man, dated February 1, 1946.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/6/2024 and is recorded in the office of the County Clerk of Lamar County, Texas, under County Clerk's File No 216758-2024 recorded on 9/11/2024 of the Real Property Records of Lamar County, Texas.

1222 W. Cherry Street, Paris, Texas 75460

Trustor(s):	ACHR PROPERTIES LLC	Original Beneficiary:	TARRANT COUNTY'S CREDIT UNION
Current Beneficiary:	Tarrant County's Credit Union	Loan Servicer:	Tarrant County's Credit Union
Current Substituted Trustees:	Auction.com, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Michael Turner, Jabria Foy, Heather Golden , Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



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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. 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. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 (1) the promissory note in the original principal amount of \$37,500.00, executed by ACHR PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, and payable to the order of TARRANT COUNTY'S CREDIT UNION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ACHR PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY to ACHR PROPERTIES LLC. Tarrant County's Credit Union is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

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

Tarrant County's Credit Union
16803 Dallas Parkway, Suite 320
Addison, Texas 75001
925-284-0237

Dated: Aug 29, 2025

Auction.com, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Michael Turner, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC


Prestige Default Services, LLC
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