

25-308692

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 27, 2022	Original Mortgagor/Grantor: ALLEN GERDES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: 199099-2022	Property County: LAMAR
Mortgage Servicer: Selene Finance, LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

* 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.

Secures: Note in the original principal amount of \$71,250.00, executed by ALLEN GERDES and payable to the order of Lender.

Property Address/Mailing Address: 206 19TH ST SE, PARIS, TX, 75460

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, IN LAMAR COUNTY, TEXAS; PART OF THE GEORGE W. COX SURVEY, ABSTRACT NO. 164, AND BEING ALL LOTS 10 AND 11 AND A PART OF AN ALLEY IN BLOCK 2 OF THE ANITA PARK ADDITION, AS SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN VOLUME 101, PAGE 92, OF THE DEED RECORDS OF LAMAR COUNTY, AND SAME ALSO BEING ALL OF THE CALLED LOT 10, LOT 11, AND 10' ADJACENT STRIP TRACT OF LAND DESCRIBED IN A DEED TO ANDREW POTTER, ET UX., AND RECORDED IN DOCUMENT 148871-2017, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" REBAR (SET) FOR A CORNER IN THE INTERSECTION OF A WEST LINE OF 19TH STREET SE WITH A SOUTH LINE OF MARGARET STREET, SAME BEING THE NORTHEAST CORNER OF SAID LOT 10;

THENCE S 00° 00' 00" E WITH THE EAST LINE OF SAID LOT 10 AND WITH S WEST LINE OF SAID 19TH STREET, AT 50', PASSING THE SOUTHEAST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF SAID LOT 11, AND CONTINUING SAME COURSE, IN ALL, A DISTANCE OF 100.00', TO A 1/2" REBAR (SET) FOR A CORNER IN A WEST LINE OF SAID 19TH STREET, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 11, AND SAME ALSO BEING THE NORTHEAST CORNER OF LOT 12 OF BLOCK 2 OF SAID ADDITION.

THENCE S 90° 00' 00" W WITH THE SOUTH LINE OF SAID LOT 11 AND WITH THE NORTH LINE OF SAID LOT 12, AT 150' PASSING THE SOUTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF SAID LOT 12, AND CONTAINING SAME COURSE, IN ALL, A



DISTANCE OF 158.500" TO A 1/2" REBAR (SET) FOR A CORNER IN THE PRESENT CENTER OF A CALLED 20' WIDE ALLEY, SAME BEING THE PRESENT SOUTHWEST CORNER OF SAID POTTER TRACT.

THENCE N 00° 00' 00" W WITH THE PRESENT CENTER OF SAID ALLEY AND WITH THE WEST LINE OF SAID POTTER TRACT, A DISTANCE OF 100.00', TO A 1/2" REBAR (SET) FOR A CORNER IN A SOUTH LINE OF SAID MARGARET STREET, SAME BEING IN THE NORTHWEST CORNER OF SAID POTTER TRACT;

THENCE N 90° 00' 00" E WITH A SOUTH LINE OF SAID MARGARET STREET AND WITH A NORTH LINE OF SAID ALLEY, AT 8.5', PASSING THE NORTHWEST CORNER OF SAID LOT 10, AND CONTINUING SAME COURSE, IN ALL, A DISTANCE OF 158.5', TO THE PLACE OF BEGINNING AND CONTAINING 0.364 ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED UPON THE PLAT CALL OF THE NORTH LINE OF SAID LOT 10, BEING EAST-WEST. THIS DESCRIPTION WAS PREPARED FROM AN ACUTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION, WITH FIELD NOTES COMPLETED OCTOBER 19, 2022.

Date of Sale: February 03, 2026	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Lamar County Courthouse, 119 North Main, Paris, TX 75460

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY, IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD, SUITE 850, DALLAS TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

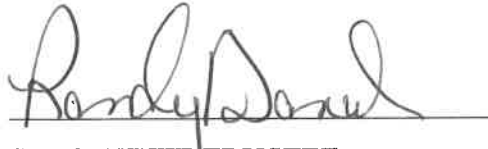
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY, IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD, SUITE 850, DALLAS TX 75254, Trustee reserves 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY, IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD, SUITE 850, DALLAS TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

A handwritten signature in dark ink, appearing to read "Randy Dore", is written over a horizontal line.

SUBSTITUTE TRUSTEE

Auction.com LLC or Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112