

RECEIVED  
On this the 30 day of Jan 2026.

## NOTICE OF FORECLOSURE SALE

**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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: TRACT 1

SITUATED ABOUT 5 MILES SOUTH, 69 DEGREES WEST, FROM THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE HENDLEY SOUTH BENNETT SURVEY, ABSTRACT 137, ALSO BEING A PART OF AN 8.58 ACRE TRACT OF LAND CONVEYED TO RICHARD SCOTT MOBLEY AND ANGIE MOBLEY BY DEED RECORDED IN VOLUME 1798, PAGE 251, OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE WEST BOUNDARY LINE OF COUNTY ROAD 22900 AT THE NORTHEAST CORNER OF SAID 8.58 ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO CALVIN R. GIBSON BY DEED RECORDED IN VOLUME 417, PAGE 020, OF THE LAMAR COUNTY DEED RECORDS;

THENCE SOUTH 00 DEGREES 28 MINUTES 21 SECONDS EAST WITH SAID WEST BOUNDARY LINE (BEARING PER V.1798, P.251, AND USED AS THE BEARING BASE) A DISTANCE OF 199.98 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE 8.58 ACRE TRACT AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAMELA FLIPPEN BY DEED RECORDED IN VOLUME 1807, PAGE 230, OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS;

THENCE WEST WITH THE SOUTH LINE OF THE 8.58 ACRE TRACT AND THE NORTH LINE OF SAID FLIPPEN TRACT A DISTANCE OF 217.83 FEET TO AN IRON PIN SET FOR CORNER (ALL SET IRON PINS ARE 1/2 INCH WITH CAPS STAMPED R B CHANEY RPLS 4057);

THENCE NORTH 00 DEGREES 28 MINUTES 21 SECONDS WEST A DISTANCE OF 199.98 FEET TO AN IRON PIN SET FOR CORNER, IN THE NORTH LINE OF THE 8.58 ACRE TRACT AND IN THE PRESENT SOUTH LINE OF THE ABOVE REFERENCED GIBSON TRACT;

THENCE EAST A DISTANCE OF 217.83 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.000 ACRE OF LAND

TRACT 2

SITUATED ABOUT 5 MILES -SOUTH 69 DEGREES WEST OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE HENDLEY S. BENNETT SURVEY, ABSTRACT NO. 137, BEING A PART OF THE 98.14 ACRE SECOND TRACT CONVEYED BY BOBBIE ELLEN GIBSON TO CALVIN R. GIBSON BY DEED RECORDED IN VOLUME 417, PAGE 20 OF THE LAMAR COUNTY DEED RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE WEST LINE OF THE SAID 98.14 ACRE TRACT, BEING SOUTH 1 DEGREE, 8 MINUTES, 30 SECONDS EAST A DISTANCE OF 154.04 FEET FROM THE NORTHWEST CORNER OF SAID TRACT, SAID POINT BEING IN "THE EAST LINE OF THE 50.11 HERE THIRD TRACT DESCRIBED IN THE ABOVE-MENTIONED DEED TO CALVIN R. GIBSON;

THENCE EAST, AT 80 FEET PASSING AN IRON PIN SET, CONTINUING IN ALL A DISTANCE OF 1870.71 FEET TO AN IRON PIN SET FOR CORNER IN THE WEST LINE OF COUNTY ROAD 22900;

THENCE SOUTH 0 DEGREES, 28 MINUTES, 21 SECONDS EAST ALONG THE WEST LINE OF -THE SAID COUNTY ROAD A DISTANCE OF 199.98 FEET TO AN IRON PIN SET FOR CORNER;

THENCE WEST, AT 1788.38 FEET PASSING AN IRON PIN SET, CONTINUING IN AIL A DISTANCE OF 1868.38 FEET TO A POINT FOR CORNER;

THENCE NORTH 1 DEGREE, 8 MINUTES, 30 SECONDS WEST ALONG THE WEST LINE OF THE SAID 98.14 ACRE TRACT AND THE EAST LINE OF THE SAID THIRD TRACT A DISTANCE OF 200.0 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 8.58 ACRES OF LAND.

SAVE AND EXCEPT A 1.000 ACRE TRACT OF LAND PREVIOUSLY CONVEYED TO CONVEYED TO CODY RAY DIXON, A SINGLE PERSON, AND RICHARD SCOTT MOBLEY, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 8, 2015, AND FILED OF RECORD AS DOCUMENT NUMBER 124825-2015, IN THE LAMAR COUNTY REAL PROPERTY RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/23/2021 and recorded in Document 189482-2021 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: 03/03/2026

Time: 01:00 PM

Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

**5. Obligations Secured.** The Deed of Trust executed by LINDA STEWART AND JORDAN T. STEWART, provides that it secures the payment of the indebtedness in the original principal amount of \$308,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N CLOSE, INC. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.




6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on Jan 29, 2026 I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.