

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 18, 2022, GLEN MELTON AND HEATER MELTON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 193768-2022 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LAMAR COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 7, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Lamar County Courthouse, 119 North Main, Paris, TX 75460 in LAMAR COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOSSOM, IN LAMAR COUNTY, TEXAS; PART OF THE MATTHIAS MAURY SURVEY, ABSTRACT NO. 565, SAME BEING ALL OF THE CALLED 164' X 127' X 162' X 127' TRACT OF LAND DESCRIBED IN A DEED TO GERARDO PINEDO, AND RECORDED IN DOCUMENT 177879-2021, 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 FM HIGHWAY 194 WITH A SOUTH LINE OF SOUTH STREET (NOT OPEN TO TRAVEL), AND SAME BEING THE NORTHEAST CORNER OF SAID PINEDO TRACT; THENCE S 00° 00' 00" E WITH THE EAST LINE OF SAID PINEDO TRACT AND WITH A WEST LINE OF SAID FM HIGHWAY 194, A DISTANCE OF 164.343', TO A 1/2" REBAR (SET) FOR A CORNER IN A WEST LINE OF SAID FM HIGHWAY, SAME BEING THE SOUTHEAST CORNER OF SAID PINEDO TRACT, AND SAME ALSO BEING THE NORTHEAST CORNER OF A CALLED 100' X 264' (GROSS) TRACT OF LAND DESCRIBED IN A DEED TO JOHN STEVEN DUNAGAN, ET UX., AND RECORDED IN VOLUME 559, PAGE 29, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY; THENCE N 89° 10' 00" W WITH THE SOUTH LINE OF SAID PINEDO TRACT AND WITH THE NORTH LINE OF SAID DUNAGAN TRACT, A DISTANCE OF 128.416', TO A 2 3/8" CHAINLINK FENCE POST (FOUND) FOR A CORNER IN THE NORTH LINE OF SAID DUNAGAN TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PINEDO TRACT, AND SAME ALSO BEING THE SOUTHEAST CORNER OF A CALLED 0.544 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KACY L. COLE, ET UX., AS RECORDED IN DOCUMENT 098204-2012, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY; THENCE N 00° 27' 15"E WITH THE WEST LINE OF SAID PINEDO TRACT AND WITH THE EAST LINE OF SAID 0.544 ACRE TRACT, A DISTANCE OF 162.480', TO A 1/2" REBAR (SET) FOR A CORNER IN A SOUTH LINE OF SAID SOUTH STREET, SAME BEING THE NORTHWEST CORNER OF SAID PINEDO TRACT, AND SAME ALSO BEING THE NORTHEAST CORNER OF SAID 0.544 ACRE TRACT; THENCE N 90° 00' 00" E WITH THE NORTH LINE OF SAID PINEDO TRACT AND OF WITH A SOUTH LINE OF SAID SOUTH STREET, A DISTANCE OF 127.115', TO THE PLACE OF BEGINNING AND CONTAINING 0.479 ACRE OF LAND.

Property Address: 410 YOUNG ST, BLOSSOM, TX 75416
Mortgage Servicer: SERVICEMAC
Noteholder: AMCAP MORTGAGE, LTD
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 20th DAY OF Feb, 24.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 20th. day of February, 2024.



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, Auction.com, David Sims, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300