

NOTICE OF SUBSTITUE TRUSTEE'S 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 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.**

1. **Date, Time and Place of Sale.**

Date: August 6, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: Lamar County, Texas at the following location: **AT THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURHOUSE, 119 N. MAIN ST. PARIS, LAMAR COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONER.**

2. **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 51.002 of the Texas Property Code, the property will be sold AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for the under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.
3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 14, 2023 and recorded in Document Number 206516-2023 real property records of Lamar County, Texas, and subsequently assigned to Leon Harris by Assignment of Lien dated August 17, 2024 recorded as Document Number 206607-2023 real property records of Lamar County, Texas with Brian Joseph Holsopple and Ashley Nicole Holsopple, ("Borrower(s)") conveyed to Horacio Fernandez, Trustee.
4. **Appointment of Substitute Trustee:** In accordance with the Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Joel Derrigo, located at 2809 Regal Rd. #102 Plano, TX 75075, Substitute Trustee to act under and by virtue of said Deed of Trust.
5. **Obligations Secured:** Deed of Trust or Contract Lien executed by Brian Joseph Holsopple and Ashley Nicole Holsopple securing the payment of the indebtednesses in the original principal amount of \$122,655.14 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the Promissory Note. Horacio Fernandez as Trustee of the 958 3<sup>rd</sup> St SE Main Land Trust the mortgagee of the note subsequently assigned to Leon Harris by Assignment of Lien dated August 17, 2023 the current mortgagee of the said Note and Deed of Trust or Contract Lien.
6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Leon Harris, the current owner and holder of the Note and the Deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the property to satisfy the Note.

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 12<sup>th</sup> DAY OF July, 24.

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

See Exhibit "A", attached.

Also known as: **1000 3<sup>rd</sup> St. SE Paris, Texas 75460**



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Joel Derrigo  
Substitute Trustee  
2809 Regal Rd.  
#102  
Plano, TX 75075

## **“EXHIBIT A”**

TRACT 2:  
1000 3<sup>RD</sup> SE

PROPERTY (including all improvements):

The real property situated in Lamar County, Texas, which currently has the address of 1000 3<sup>rd</sup> Street SE, Paris, Texas 75460, and is more particularly described as follows:

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, on the West side of 3<sup>rd</sup> Street SE (formerly Jefferson Street), in City Assessment Block No. 159; described by metes and bounds as follows in accordance with a survey made by J.W. Crook, County Surveyor of Lamar County, Texas:

BEGINNING at an iron stake in the WB line of 3<sup>rd</sup> Street SE, at the NE corner of the lot conveyed by S.B.M Long to Peroy N. James et ux, on October 30, 1946, by deed of record in Book 295, Page 617, Lamar County Deed Records;

THENCE WEST 106.5 feet, a stake;

THENCE SOUTH 50 feet, a stake;

THENCE EAST 106.5 feet, a stake in the WB line of 3<sup>rd</sup> Street SE;

THENCE NORTH with the WB line of 3<sup>rd</sup> Street SE 50 feet to the place of beginning, and being the same property conveyed to Mark Martin by deed dated May 26, 2000, of record in Book 979, Page 179, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes;