

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE 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.

DATE OF NOTICE: August 13, 2024

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: May 18, 2021

GRANTOR: Jose Daniel Martinez Reynoso & Eleuteria Reynoso Avila

TRUSTEE: Derek Hausheer

LENDER: Davenport Investments Group, LLC, a Texas Limited Liability Company

CURRENT HOLDER: Davenport Investments Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 182857-2021 of the real property records of Lamar County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

PLEASE SEE EXHIBIT "A" ATTACHED

(MORE COMMONLY KNOWN AS: 2314 CLEVELAND STREET, PARIS, TEXAS 75460)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Jose Daniel Martinez Reynoso & Eleuteria Reynoso Avila, securing the payment of the indebtedness in the original principal amount of \$116,900.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Davenport Investments Group, LLC, is the current mortgagee of the Promissory Note and Deed

of Trust.

FORECLOSURE SALE:

DATE: September 3, 2024

TIME: The earliest time the sale will begin is 1 P.M., but not later than three (3) hours after such time

PLACE: *THE EAST FOYER, JUST INSIDE THE FIRST FLOOR, EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, TEXAS 75460, OR AT SUCH OTHER PLACE AS DESIGNATED BY THE LAMAR COUNTY COMMISSIONER'S COURT.*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Davenport Investments Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Davenport Investments Group, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Davenport Investments Group, LLC's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Davenport Investments Group, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the

extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Davenport Investments Group, LLC Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, any Trustee or Substitute 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Davenport Investments Group, LLC This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Davenport Investments Group, LLC Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Jose Daniel Martinez Reynoso
Eleuteria Reynoso Avila
2314 Cleveland Street
Paris, Texas 75460

DATE SENT: AUGUST 13, 2024
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0345-0541-78

BY:  _____

Jose Daniel Martinez Reynoso
Eleuteria Reynoso Avila
2314 Cleveland Street
Paris, Texas 75460

DATE SENT: AUGUST 13, 2024
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0345-0541-78

BY:  _____

I HEREBY CERTIFY THAT ON AUGUST 13, 2024, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

EXHIBIT "A"

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE GEORGE W. COX SURVEY #164, AND BEING ALL OF CALLED LOT 17 AND THE CALLED EAST 56.00 FEET OF LOT 16, BLOCK "4", STELLROSE ADDITION, SAID ADDITION BEING RECORDED IN BOOK 1, PAGE 64, OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOTS BEING THE SAME AS CONVEYED TO ROBERT MCWHIRTER EL UX BY DEED RECORDED IN VOL. 336, PAGE 55, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

BEGINNING IN THE SOUTH BOUNDARY LINE OF CLEVELAND ST. AT A ½" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 17 AND AT THE NORTHWEST CORNER OF LOT 18 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION, SAID CORNER ALSO BEING SOUTH 89°59'30" WEST A DISTANCE OF 183.85 FEET FROM THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID CLEVELAND ST. WITH THE WEST BOUNDARY LINE OF 24TH S.E., SAID LOT 18 BEING A PART OF A LOT (CALLED 64.00 FEET E&W, BEING ALL OF CALLED LOT 18 AND THE CALLED WEST 3.00 FEET OF LOT 19 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION) AS CONVEYED TO JEFFERY WADE FOWLER BY DEED RECORDED IN VOL. 1490, PAGE 132, OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE.

THENCE SOUTH 89°59'30" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID CLEVELAND ST. A DISTANCE OF 117.54 FEET TO THE NORTHWEST CORNER OF SAID MCWHIRTER LOT AND AT THE NORTHEAST CORNER OF A LOT (CALLED 66.00 FEET E&W, BEING ALL OF CALLED LOT 15 AND THE CALLED WEST 5 FEET OF SAID LOT 16 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION) CONVEYED TO KAROL ASAY BY DEED RECORDED IN VOL. 594, PAGE 67, OF SAID DEED RECORDS;

THENCE SOUTH 1°03'53" EAST A DISTANCE OF 132.15 FEET TO THE SOUTHWEST CORNER OF SAID MCWHIRTER LOT AND AT THE SOUTHEAST CORNER OF SAID ASAY LOT, SAID CORNER BEING SOUTH 20°25'33" EAST A DISTANCE OF 0.58 FEET FROM A CHAIN LINK (FENCE EAST, NORTHWEST, AND SOUTH) POST (F) FOR REFERENCE, SAID CORNER BEING IN THE NORTH BOUNDARY LINE OF CALLED LOT 5 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION, SAID LOT 5 BEING CONVEYED TO JEAN OLIVER BY DEED RECORDED IN VOL. 643, PAGE 123, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89°57'33" EAST A DISTANCE OF 116.37 FEET TO THE SOUTHEAST CORNER OR SAID MCWHIRTER LOT, AT THE SOUTHEAST CORNER OF SAID LOT 17, AT THE SOUTHWEST CORNER OF SAID LOT 18, AT THE NORTHEAST CORNER OF CALLED LOT 4 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION, SAID LOT 4 BEING CONVEYED TO GEORGE JENNISON BY DEED RECORDED IN VOL. 1499, PAGE 99, OF SAID LCOR, AND AT THE NORTHWEST CORNER OF A LOT (CALLED 53.6 FEET E&W, BEING THE CALLED WEST 53.5 FEET OF LOT 3 OF SAID BLOCK "4" OF SAID STELLROSE ADDITION) CONVEYED TO JEFF SLAGLE EL UX BY DEED RECORDED IN VOL. 755, PAGE 90, OF SAID REAL PROPERTY RECORDS, SAID NORTHWEST CORNER OF SAID SLAGLE LOT BEING THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 0°33'31" WEST AT 0.40 FEET PASSING THROUGH A CHAIN LINK (FENCE WEST AND NORTH) POST (F) FOR REFERENCE, AND CONTINUING ON A TOTAL DISTANCE OF 132.07 FEET TO THE PLACE OF BEGINNING.