

NOTICE OF SUBSTITUTE TRUSTEE FORECLOSURE SALE

PROPERTY : BEING A PART OF THE LARKIN RATTAN SURVEY ABSTRACT # 778, AND BEING LOT 10 , BLOCK B OF THE SUBDIVISION OF BLOCK LOT 1, BLOCK 170-B AN ADDITION TO THE CITY OF PARIS, LAMAR COUNTY , TEXAS. AKA 125 W. NEAGLE AVE. PARIS, TEXAS 75460

SECURITY INSTRUMENT: DEED OF TRUST DATED AUGUST 19, 2020 AND RECORDED ON APRIL - 27-2021 IN INSTRUMENT # 181368-2021 IN THE REAL PROPERTY RECORDS OF LAMAR COUNTY, TEXAS, WHICH CONTAINS THE POWER OF SALE.

SALE INFORMATION: DECMBER 2, 2025 AT 1:00 PM, OR NOT LATER THAN THREE HOURS THEREAFTER, AT THE LAMAR COUNTY COURTHOUSE ON 119 N. MAIN ST., PARIS, TEXAS 75460.

TERMS OF SALE: PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, IN ACCORDANCE WITH THE TEXAS PROPERTY CODE SECTION 51.009, THE PROPERTY WILL SOLD AS IS, WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES, EXCEPT AS TO WARRANTIES OF TITLES, AND WILL BE ACQUIRED BY THE PURCHASER AT ITS OWN RISK. IN ACCORDANCE WITH THE TEXAS PROPERTY CODE 51.0075, THE SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET ADDITIONAL, REASONABLE CONDITIONS FOR CONDUCTING THE SALE AND WILL ANNOUNCE THE CONDITIONS BEFORE BIDDING IS OPENED FOR THE SALE OF THE DAY HELD BY THE SUBSTITUTE TRUSTEE.

OBLIGATION SECURED: THE DEED OF TRUST EXECUTED BY CELEDONIO GONZALEZ LUGO AND LLIANA MICHELLE NAJERA SECURES NOTE PAYABLE TERESA L. SANCHEZ OF A NOTE DATED AUGUST 19TH, 2020 IN THE AMOUNT OF \$41,400.00, WHOSE ADDRESS IS 714 CHERRY LANE, DALLAS, TEXAS 75212. PURSUANT TO AN AGREEMENT ND TEXAS PROPERTY CODE SECTION 51.0025, THE MORTGAGEE AUTHORIZES THE SUBSTITUTE TRUSTEE TO ADMINISTER THE FORCLOSURE ON ITS BEHALF.

SUBSTITUTE TRUSTEE: IN ACCORDANCE WITH THE TEXAS PROPERTY CODE SECTION 51.0076 AND THE SECURITY INSTRUMENT REFERENCED ABOVE, MORTGAGEE APPOINTS GRAYLIN D. JACKSON OR DARRYL BRIGHAM AS BEEN SUBSTITUTE TRUSTEES.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES 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 OF THIS NOTICE IMMEDIATELY.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 6th DAY OF Nov, 2025.

I GRAYLIN D. JACKSON DECLARE UNDER PENALTY OF PRERJURY THAT ON THE
11-06- 2025, I FILED AND POSTED THIS NOTICE OF
FOECLOSURE SALE IN ACCORDANCE WITH THE REQUIREMENTS OF LAMAR
COUNTY, TEXAS AND TEXAS PROPERTY CODE SECTIONS 51.002(1) AND 51.002(B)
(2).



GRAYLIN D. JACKSON
SUBSTITUTE TRUSTEE

TRACT 1:

Being a part of the Larkin Rattan Survey, and being Lot 10, Block B, of the Division of Lot No. 1, Block 170-B, in the City of Paris, and being more particularly described by metes and bounds as follows:

BEGINNING 600 feet West of the Southwest intersection of South Main Street and Neagle Avenue, same being the Northwest corner of Lot 11;

THENCE South with the West bound line of Lot 11, 125 feet to the Northeast corner of Lot 31; **THENCE** West with the North bound line of Lot 31, 60 feet to the Southeast corner of Lot 9;

THENCE North with the East bound line of Lot 9, 125 feet to the Northeast corner of Lot 9, same being a point on the South bound line of Neagle Avenue

THENCE East with the South bound line of Neagle Avenue, 60 feet to the **POINT OF BEGINNING**.