

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: FIELD NOTES-0.20 ACRES

SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE GEORGE W. COX SURVEY AND BEING PART OF LOTS 16, 17, 18 AND 19 IN BLOCK 2 OF THE STELLROSE ADDITION TO THE CITY OF PARIS, RECORDED IN ENV. 14-D OF THE PLAT RECORDS OF SAID COUNTY AND STATE AND BEING ALL OF A CALLED TRACT 1 AND TRACT 2 CONVEYED TO ROBERT B. LONG BY DEED RECORDED IN DOC.#097552-2012 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8 INCH CAPPED IRON PIN (HF 5699) SET AT THE NORTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE NORTH BOUNDARY LINE OF LOT 17 AND THE SOUTH BOUNDARY LINE OF SIMPSON STREET AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SEVERN TOWNSEND BY DEED RECORDED IN DOC.#093586-2012 OF SAID OFFICIAL PUBLIC RECORDS.

THENCE NORTH 89 DEGREES 36 MINUTES 12 SECONDS WEST ALONG SAID STREET A DISTANCE OF 74.01 FEET TO A HOLE IN CONCRETE SET AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DENNIS R. LEE AND WIFE, MARGIE B. LEE BY DEED RECORDED IN VOL. 336, PAGE 58 OF THE DEED RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 0 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 118.44 FEET TO A 3/8 INCH CAPPED IRON PIN (HF 5699) SET AT THE SOUTHWEST CORNER OF TRACT 2 AND BEING IN THE NORTH BOUNDARY LINE OF LOT 20;

THENCE SOUTH 89 DEGREES 28 MINUTES 04 SECONDS EAST PASSING A CHAIN LINK POST FOUND AT A DISTANCE OF 72.94 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 73.92 FEET TO THE SOUTHEAST CORNER OF TRACT 1;

THENCE NORTH 0 DEGREES 26 MINUTES 23 SECONDS EAST A DISTANCE OF 188.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES OF LAND.

FIELD NOTES - 0.01 ACRES

SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE GEORGE W. COX SURVEY AND BEING PART OF LOTS 18 AND 19 IN BLOCK 2 OF THE STELLROSE ADDITION TO THE CITY OF PARIS, RECORDED IN ENV. 14-D OF THE PLAT RECORDS OF SAID COUNTY AND STATE AND BEING PART OF A TRACT OF LAND CONVEYED TO DENNIS R. LEE AND WIFE, MARGIE B. LEE BY DEED RECORDED IN VOL. 336, PAGE 58 OF THE DEED RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2 INCH IRON PIN FOUND IN THE NORTH BOUNDARY LINE OF THE LEE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF SIMPSON STREET, SAID POINT BEING THE NORTH CORNER OF A BOUNDARY AGREEMENT BETWEEN JOHNNY LEE AND ROBERT B. LONG RECORDED IN DOC.#097554-2012 OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT ALSO BEING IN THE NORTH BOUNDARY LINE OF LOT 18.

THENCE SOUTH 89 DEGREES 36 MINUTES 12 SECONDS EAST A DISTANCE OF 5.86 FEET TO A HOLE IN CONCRETE SET AT THE NORTHEAST CORNER OF THE LEE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED TRACT 2 CONVEYED TO ROBERT B. LONG BY DEED RECORDED IN DOC.#097552-2012 OF SAID OFFICIAL PUBLIC RECORDS.

THENCE SOUTH 0 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 118.44 FEET TO A 3/8 INCH CAPPED IRON PIN (HF 5699) SET AT THE SOUTHEAST CORNER OF THE LEE TRACT AND BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND BEING IN THE NORTH BOUNDARY LINE OF LOT 20 OF SAID ADDITION;

THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS WEST ALONG A FENCE A DISTANCE OF 5.10 FEET TO A CHAIN LINK POST FOUND AT THE SOUTH CORNER OF THE BOUNDARY AGREEMENT LINE;

THENCE NORTH 0 DEGREES 01 MINUTES 45 SECONDS EAST A DISTANCE OF 118.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/07/2015 and recorded in Document 125595-2015 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: 09/02/2025

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 JAMES SHERIDAN HARRIS, provides that it secures the payment of the indebtedness in the original principal amount of \$69,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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.



RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24 DAY OF July 2025