

# NOTICE OF TRUSTEE'S SALE

T.S. #: 042021-01238-10TX

**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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

## SALE INFORMATION:

Date: **10/4/2022**  
Time of Sale: **1:00 PM**  
Place: **The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

## DEED OF TRUST INFORMATION:

Date: 10/29/2007  
Grantor(s): OSCAR JACK JOHNSON  
Original Mortgagee: CITIFINANCIAL, INC.  
Current Mortgagee: U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+  
Original Principal Amount: \$30,792.34  
Recording Information: 11/13/2007, as Instrument No. 054315-2007,  
Property County: Lamar  
Property Address: 719 ASH ST.  
PARIS, TX 75460  
Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE ISAIAH DAVIS SURVEY, AND BEING A PART OF THE SECOND TRACT OF LAND AS SHOWN IN DEED TO HARRY FRY AS RECORDED IN VOL. 400, PAGE 500, OF DEED RECORDS OF SAID COUNTY AND STATE; BEGINNING AT A STAKE FOR CORNER IN THE NORTH BOUNDARY LINE OF ASH STREET, SAID POINT BEING 50 FEET EAST OF THE EAST BOUNDARY LINE OF 7TH ST., N.E. SAID POINT OF CORNER BEING THE SOUTHWEST CORNER OF SAID FRY TRACT OF LAND;  
THENCE EAST ALONG THE NORTH BOUNDARY LINE OF ASH STREET A DISTANCE OF 74 FT. TO A STAKE FOR CORNER;  
THENCE NORTH A DISTANCE OF 171 FEET TO A STAKE FOR CORNER IN THE SOUTH BOUNDARY LINE OF WOOD STREET;  
THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF WOOD STREET, A DISTANCE OF 74 FT. TO A STAKE FOR CORNER AT THE NORTHWEST CORNER OF SAID FRY TRACT OF LAND;  
THENCE SOUTH A DISTANCE OF 171 FEET TO THE PLACE OF BEGINNING. AS DETERMINED BY AN ACTUAL SURVEY ON THE GROUND BY W.R. ABBOTT, REGISTERED PUBLIC SURVEYOR, ON OCTOBER 24, 1967.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 15<sup>th</sup> DAY OF Sept, 2022

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authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

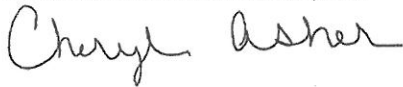
c/o AHP Servicing, LLC  
440 S Lasalle St, Suite 1110  
Chicago, IL 60605

**THIS INSTRUMENT 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.**

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is c/o Americas Trustee Services, Coppell, Texas 75019 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR [SERVICELINKASAP.COM](http://SERVICELINKASAP.COM).

America's Trustee Services, LLC



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Cheryl Asher, General Counsel



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Posted by Robert La Mont, September 01, 2022