

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.

NOTICE OF TRUSTEE'S SALE

DATE: February 7th, 2020

DEED OF TRUST

DATE: October 27, 2016
GRANTOR: Thomas Beazley and Debra Vaughn
GRANTOR'S COUNTY: Lamar County
BENEFICIARY: DFW Vending, Inc.
TRUSTEE: Patricia H. Florence
TRUSTEE'S ADDRESS: 104 East Hoyt Drive, Longview, Texas 75601
RECORDING INFORMATION: Clerk's Instrument Number 138022-2016, Official Public Records of Lamar County, Texas

PROPERTY:

All that certain tract or parcel of land situated (about five miles South 68° East) within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, part of the J. W. Williams Survey #1001, and being a part of a called 18.43 acre tract of land conveyed to Charles W. Keys by deed recorded in Vol. 506, Page 302, of the Real Property Records of said County and State.

BEGINNING at a ½" capped (NELSON SURVEYING) iron pin(s) for corner in the South Boundary Line of Farm Road 1508, said corner being South 80° 30' 00" West a distance of 516.25 feet from a 3/8" iron pin(f) at the Northeast corner of said Keys 18.43 acre tract;

THENCE South 37° 11' 31" East partially along a fence a distance of 519.19 feet to a ½" capped (NELSON SURVEYING) iron pin(s) for corner;

THENCE South 49° 00' 18" West a distance of 323.18 feet to a ½" capped (NELSON SURVEYING) iron pin (s) for corner;

THENCE North 46° 31' 57" West a distance of 319.07 feet to a ½" capped (NELSON SURVEYING) iron pin (s) for corner;

THENCE North 3° 48' 07" East partially along a fence a distance of 384.16 feet to a ½" capped (NELSON SURVEYING) iron pin (s) for corner;

THENCE North 80° 30' 00" East along the South Boundary Line of Farm Road 1508 a distance of 138.07 feet to the place of beginning and containing 4.000 acres of land.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 07th DAY OF Feb., 2020

168353-2020 Pages: 2 NOT
02/10/2020 09:26:49 AM By: fduncan
Lamar County, TX
Ruth Sisson - County Clerk

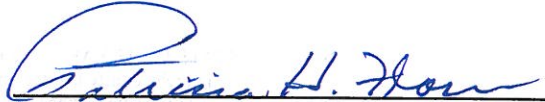


NOTE

DATE: October 27, 2016
AMOUNT: \$112,000.00
DEBTOR: Thomas Beazley and Debra Vaughn
HOLDER: DFW Vending, Inc.
DATE OF SALE OF PROPERTY: March 3m 2020
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: steps on the east side entrance of the Lamar County Courthouse, having an address of 119 North Main, Paris, Texas 75460

The Note has been accelerated and the entire balance of the Note is now due and payable. The Beneficiary has appointed the undersigned Trustee under the Deed of Trust. The Beneficiary has instructed the Trustee to offer the Property for sale toward the satisfaction of the Note.

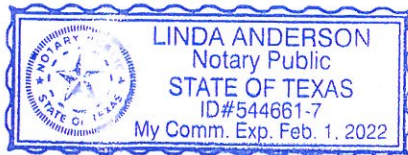
Because of default in performance of the obligations of the deed of trust, the Trustee will sell the Property by public auction to the highest bidder for cash, AS IS, at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.




Patricia H. Florence

STATE OF TEXAS §
 §
COUNTY OF GREGG §

This instrument was acknowledged before me this 7th day of ~~March~~ ^{February}, 2020, by Patricia H. Florence.





Notary Public - State of Texas
My Commission Expires: 2/1/2022