

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS '

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR '

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.

WHEREAS, by Deed of Trust dated the **5th** day of **December, 2016**, **Michael Hooge**, hereinafter referred to as "Borrower", conveyed to **Reggie McDowra**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

ALL THAT LOT, TRACT, OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A";

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$218,050.00**, executed by said Borrower and payable to **Lamar National Bank**, (which note is hereby referred to as "note"), said Deed of Trust being of record as **Instrument No. 139146-2016** of the **Lamar County Official Public Records**, (herein referred to as "Deed of Trust"); and

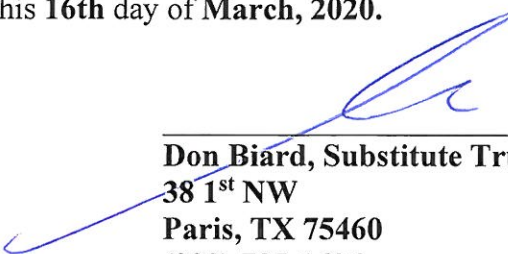
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **Lamar National Bank**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of Reggie McDowra, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

NOW, THEREFORE, notice is given that on **Tuesday, the 7th day of April, 2020**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. **10:00 o'clock a.m.** is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, to-wit: **the East Foyer, just inside what is now called the first floor East entrance to the Lamar County Courthouse, 119 North Main Street, Paris, Lamar County, Texas.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16th DAY OF March, 2020

WITNESS MY HAND this 16th day of March, 2020.



Don Biard, Substitute Trustee
38 1st NW
Paris, TX 75460
(903) 785-1606

REDUCED

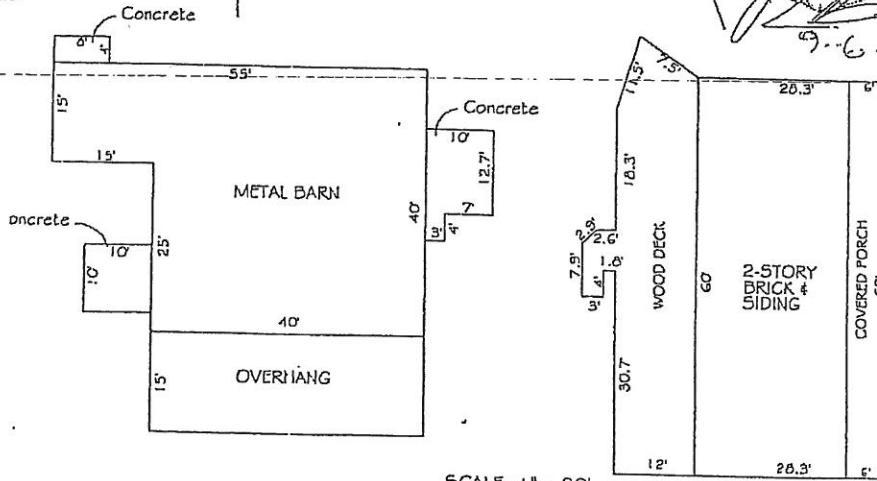
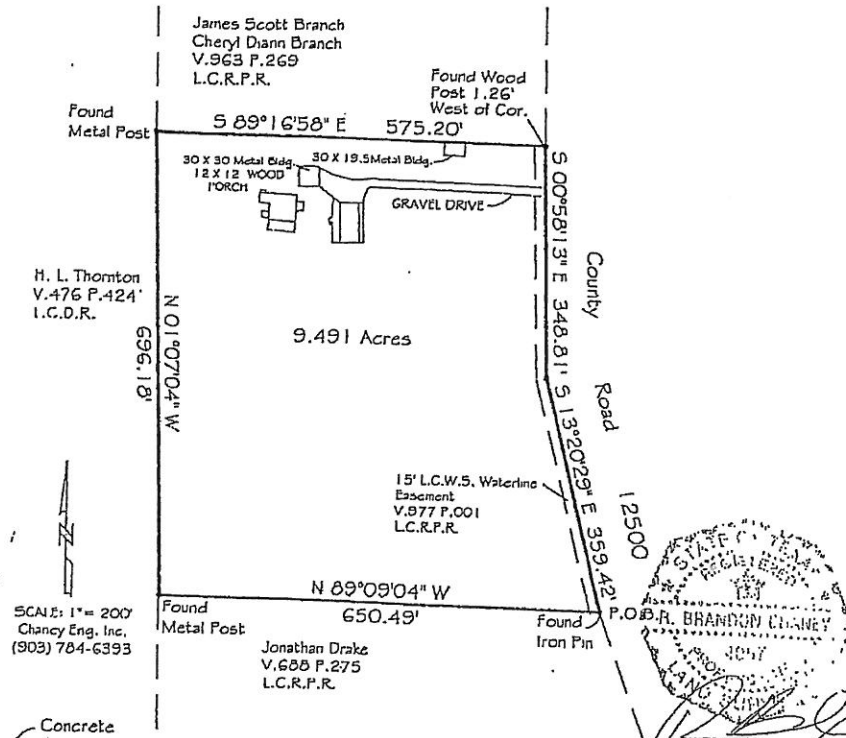


EXHIBIT A

Field Notes

Situated about 4 miles South, 14° East, from the City of Paris, Lamar County, Texas, a part of the Terrell L. Click Survey, Abstract 211, also being the same land conveyed to Shirley Richhart by deed recorded in Volume 991, Page 140, of the Lamar County Deed Records, and being further described as follows:

Beginning at an iron pin found in the West Boundary Line of County Road 12500 at the Southeast corner of said Richhart tract;

Thence North 89° 09' 04" West a distance of 650.49 feet to a metal post found at the Southwest corner of the Richhart tract and in the present East Line of a tract of land conveyed to H. L. Thornton, Jr., by deed recorded in Volume 476, Page 424, of the Lamar County Deed Records;

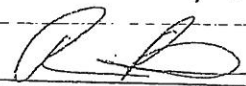
Thence North 01° 07' 04" West a distance of 696.18 feet to a metal post found at the Northwest corner of the Richhart tract;

Thence South 89° 16' 58" East, at 573.94 feet passing a found wood post, continuing in all a distance of 575.20 feet to a point at the Northeast corner of the Richhart tract, in the West Boundary Line of County Road 12500,

Thence South 00° 58' 13" East with said West Boundary Line a distance of 348.81 feet to a point for corner;

Thence South 13° 20' 29" East, continuing with said West Boundary Line a distance of 359.42 feet to the place of beginning, and containing 9.491 acres of land.

I, R. Brandon Chaney, Registered Professional Surveyor, No. 4057, hereby certify that the improvements are as shown on the above property as of Sept. 6 2002.


R. Brandon Chaney

R. P. L. S. No. 4057



EXHIBIT A