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LAMAR COUNTY, TEX.

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RUSS TOWERS
COUNTY CLERK

BY _____ DEPUTY

Notice of Foreclosure Sale

November 14, 2016

Deed of Trust ("Deed of Trust"):

Dated: February 4, 2016

Grantor: James A. Green, IV

Trustee: Sydney Young

Lender: Katherine F. Peek and Robert Friday

Recorded in: 111236-2013 of the real property records of Lamar County, Texas

Legal Description: Situated in Lamar County, Texas, being a part of the Eli Barnett Survey No. 48 and a part of Lot No. 1 in Block 19 of Denton's Third Supplemental Addition to the City of Roxton, as recorded in Envelope 1-D, Lamar County Plat Records; being all of Tract One as conveyed to Kathie Peek and Robert Friday, by Warranty Deed dated July 13, 2007, from Joe Friday, recorded in Volume 1940, Page 13, Lamar County Official Public Records, and being further described as follows:

Beginning at the Northeast corner of said Lot, a stake at the point of intersection of the South line of Sunset Street and the West line of High Street;

Thence South with the said West line of High Street, 125 feet;

Thence West 87.125 feet;

Thence North 125 feet, a stake in the South line of Sunset Street;

Thence East 87.1215 feet to the place of beginning.

Secures: Promissory Note ("Note") in the original principal amount of \$25,200.00, executed by James A. Greene, IV ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 6, 2016

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.

Place: Lamar County Courthouse, 119 North Main St., Paris, TX 75460 in front of the notice board just outside of the Commissioners Courtroom as designated by the Lamar County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Katherine F. Peek and Robert Friday's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Katherine F. Peek and Robert Friday, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Katherine F. Peek and Robert Friday's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Katherine F. Peek and Robert Friday's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure

Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

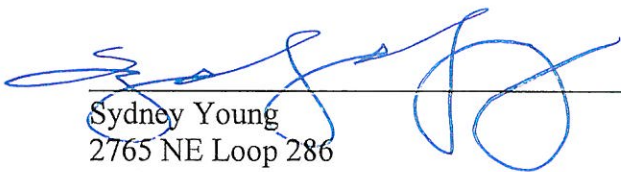
If Katherine F. Peek and Robert Friday pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Katherine F. Peek and Robert Friday. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



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