NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS	1	
	1	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAMAR	1	

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 19th day of August, 2009, Angie M. Taylor, hereinafter referred to as "Borrower", conveyed to Teresa L. Woodard, as Trustee, the following described property situated in Lamar County, Texas, to-wit:

SEE THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN FOR ALL NECESSARY PURPOSES;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of \$44,000.00, executed by said Borrower and payable to **Liberty National Bank**, (which note is hereby referred to as "note"), said Deed of Trust being recorded as **Instrument No. 072024-2009**, 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 Liberty National Bank, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of Teresa Woodard, 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 5th day of March, 2019, I will sell said property at the County Courthouse in Lamar County, Texas, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." 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 or as designated by the commissioner's court of said County.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12 DAY OF Feb, 2019

WITNESS MY HAND this 12th day of February, 2019.

DON BIARD, Substitute Trustee

38 First Street NW Paris, Texas 75460 (903) 785-1606 Lot Eight (8) in Block "E" of the R & R SOUTH ADDITION to the City of Blossom, a part of the MATTHIAS MOWERY SURVEY, Abst. No. 565, about 10 miles East from the City of Paris, according to plat of such Addition of record in Envelope 224-A, Lamar County Plat Records, and being part of the property described as the 1st and 2nd tracts in deed from Imogene Sanders, dated June 28, 1944, of record in Book 273, Page 418, Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at an iron pin in the SB line of Linda Lane, at the NW corner of Lot Eight (8) above mentioned, this point being South 10 Deg. 54 Min. West 56.7 feet and South 89 Deg. 15 Min. East 137 feet from the NW corner of the Sanders property above mentioned;

THENCE SOUTH 89 Deg. 15 Min. East 70 feet, an iron pin;

THENCE SOUTH 0 Deg. 6 Min. East 130 feet, an iron pin;

THENCE SOUTH 89 Deg. 15 Min. West 70 feet, an iron pin;

THENCE NORTH 0 Deg. 6 Min. West 130 feets to the place of beginning, and being the same property described in deed to James H. Blanton and wife Sheri D. Blanton, dated December 13, 1982, of record in Book 651, Page 603, Lamar County Deed Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

or Record in:
County
'72004 at 09:47A
As a
Corrections
Corrections