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 1st day of May, 2002, James E. Thomas and Mary Lee Thomas, hereinafter referred to as "Borrower", conveyed to William H. Coleman, 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 \$40,255.00, executed by said Borrower and payable to **Liberty National Bank**, (which note is hereby referred to as "note"), said Deed of Trust being recorded in **Volume 1192**, **Page 183**, Lamar County Real Property 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 William H. Coleman, 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 <u>Tuesday</u>, the 6th day of <u>July</u>, <u>2021</u>, I will sell said property at the County Courthouse in <u>Lamar County</u>, <u>Texas</u>, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." <u>10:00 o'clock a.m.</u> 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 <u>East Foyer</u>, just inside what is now called the first floor <u>East entrance to the Lamar County Courthouse</u>, <u>119 North Main Street</u>, <u>Paris</u>, <u>Lamar County</u>, <u>Texas or as designated by the commissioner's court of said County</u>.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 144 DAY OF June, 2021.

WITNESS MY HAND this 14th day of June, 2021.

DON BIARD, Substitute Trustee

38 First Street NW Paris, Texas 75460 (903) 785-1606

EXHIBIT A

A part of the I. DAVIS SURVEY within the corporate limits of the City of Paris, on the West side of North 26th or High Street in City Block No. 71; described by metes and bounds as follows in accordance with a survey made by W. F. Hicks, City Engineer, on September 26, 1944:

BEGINNING at a point 66 feet South of the intersection of the SB line of Grove Street with the WB line of North 26th Street, this point being also the SE corner of the Peter Morgan lot;

THENCE SOUTH 72 feet, a stake;

THENCE WEST with a fence line 135 feet, a fence corner;

THENCE NORTH 72 fcet, a stake;

THENCE EAST 135 feet to the place of beginning, and being the same property described in deed to Dr. William Marks dated July 18, 2001, of record in Book 1095, Page 331, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes.