

**NOTICE OF SUBSTITUTE TRUSTEE’S SALE**

STATE OF TEXAS           ,  
  ,  
COUNTY OF LAMAR        ,

KNOW ALL MEN BY THESE PRESENTS:

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 August 5, 2021, Christopher Carroll, hereinafter referred to as “Borrower”, conveyed to Brad Hutchison, 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 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 \$12,000.00, executed by said Borrower and payable to Earl Unruh, (which note is hereby referred to as “note”), said Deed of Trust being recorded as Instrument No. 184809-2021, Lamar County Official Public Records, Lamar County Official Public Records, (herein referred to as “Deed of Trust”); and

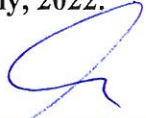
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and Earl Unruh, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of Brad Hutchison, 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, August 2, 2022, 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 24<sup>th</sup> DAY OF July, 2022

WITNESS MY HAND this 12th day of July, 2022.



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**DON BIARD**, Substitute Trustee  
38 First Street NW  
Paris, Texas 75460  
(903) 785-1606

# TRACT 1:

Situated in the town of Sumner, Lamar County, Texas and being a part of the N.E. 1/4 Section 20, University Lands and described as follows:  
BEGINNING at the NE corner of a one acre tract sold to A. M. Brown and wife by John Emberson.  
THENCE NORTH 151 feet and 6 inches a stake;  
THENCE WEST 180 feet a stake;  
THENCE SOUTH to the N.B. line of the said Brown lot;  
THENCE EAST to the place of beginning.

EXHIBIT A

## TRACT 2:

Situated about 9 miles North 50° West of the City of Paris, County of Lamar and State of Texas, a part of the Section 20 of the University Lands and being a part of the John Emerson Survey #324 and being a part of a 3 acre tract of land conveyed John White by deed recorded in Book 342, Page 606, also being a part of a tract of land conveyed Mrs. John White by deed recorded in Book 422, Page 73, Lamar County Deed Records.

BEGINNING at a stake for corner in the W.B.L. of a County Road at the present S.E.C. of said Mrs. John White tract of land;

THENCE North along the W.B.L. of said County Road a distance of 246 ft, to a stake for corner at the most Easterly N.E.C. of said 3 acre tract of land;

THENCE West a distance of 174 ft. to a stake for corner at an ell corner of said 3 acre tract of land;

THENCE South 1° 50 min. East a distance of 253 ft to a stake for corner at the S.W.C. of said Mrs. John White tract of land;

THENCE North 87° 35 min. East a distance of 166 ft. to the place of beginning and containing 0.97 acre of land.

EXHIBIT A 13