

NOTICE OF TRUSTEE'S SALE BY Substitute TRUSTEE

WHEREAS, on **March 29, 2022**, **Manuel Angel TELLO and Monica Elizabeth VIRA**, executed a Deed of Trust conveying to Horacio Fernandez, Trustee, the Real Estate hereinafter described, to secure The 2095 Brown Main Land Trust, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number **193261-2022**, of the Deed Records of Lamar County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned or by the Substitute Trustee David Alexander or Marta Szumilas to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 7th day of March, 2022, between ten (1:00 p.m.) o'clock p.m. and one (4:00 P.M) o'clock p.m.**, I will sell said Real Estate, 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, Texas**, which is the place designated by the Lamar County Commissioners Court, to the highest bidder for cash.

Said Real Estate is described as follows:

Being Legal description of land:

A part of the Asa Jarman Survey within the corporate limits of the City of Paris, located in West Paris and being part of a 13.4 acre tract conveyed by J. C. McCrummen et ux to A. M. and J. V. McCormick described by metes and bounds as follows:

BEGINNING at the NW corner of the above mentioned 13.4 acre tract of land;
THENCE SOUTH with its WB line 240 feet, a stake;
THENCE EAST 100 feet to J. W. Waterman's SW corner;
THENCE NORTH with Waterman's WB line 240 feet to a stake at his NW corner, in the SB line of Wells Avenue;
THENCE WEST with said SB line 100 feet to the place of beginning, and being the same land conveyed to Tiffany M. Runyan and Melissa Jones in a deed of record in Clerk's Instrument No. 167170-2019, Lamar County Official Public Records.
More Commonly Known As: **2095 Brown Ave., Paris, Texas 75460**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE *6th* DAY OF *Feb.* 2023

WITNESS MY HAND, this 6th day of February, 2023.

Horacio Fernandez
Horacio Fernandez, TRUSTEE

State of Texas *
County of Lamar *

Sworn to and subscribed before me on this 6th day of February, 2023 by Horacio Fernandez TRUSTEE.

Heather D Coward
Notary Public, State of Texas

