NOTICE OF 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 May 13, 2011, John Van Cleef and Dixie Van Cleef, hereinafter referred to as "Borrower", conveyed to Don Biard, 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 DESCRIBED ON THE ATTACHED EXHIBIT "A";

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of \$34,000.00, executed by said Borrower and payable to Bryan D. Glass, (which note is hereby referred to as "note"), said Deed of Trust being recorded as Instrument No. 087812-2011, 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 Bryan D. Glass, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, notice is given that on Tuesday, August 1, 2023, 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.

WITNESS MY HAND this 10th day of July, 2023.

DON BIARD, Trustee 38 First Street NW Paris, Texas 75460

(002) 795 1606

(903) 785-1606

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE LOT DAY OF LILE, 7

FIRST TRACT:

A part of the D. Draper Survey, J. T. Harmon, Assignee, in the town of Deport, described by metes and bounds as follows:

BEGINNING at a stake 83-1/2 feet West and 5 feet South from the Northeast corner of the second lot described in deed from G. W. Porterfield and wife, Ida Porterfield, to E. K. Gunn dated December 1, 1910, and recorded in Book 135, page 478, Lamar County Deed Records;

THENCE South 160 feet, a stake at the Southwest corner of a lot now or formerly owned by M. P. Hulen and wife, Allen Hulen;

THENCE West 50 feet, a stake; ..

THENCE North 160 feet a stake in the South Boundary

line of a street;

THENCE East with the South Boundary line of said street 50 feet to the place of beginning.

SECOND TRACT:

A part of the D. Draper Survey within the Corporate Limits of the Town of Deport and of the tract of land conveyed by Walter Gifford and wife, Edna Earl Gifford, to S. A. Bryson and wife, Venice Bryson, on January 23, 1969, by deed recorded in Book 487, page 124, Lamar County Deed Records, described by metes and bounds as follows:

BEGINNING at a stake in the South Boundary line of Monroe Street, said beginning point being the Northwest corner of said Gifford-Bryson tract of land;

THENCE East with the South Boundary line of Monroe

Street, 7 feet, a stake;

THENCE South 160 feet, a stake in the South

Boundary line of said Gifford-Bryson tract of land;

THENCE West with its South Boundary line 7 feet, a stake at the Southwest corner of said Gifford-Bryson tract of land;

THENCE North with the West Boundary line of said Gifford-Bryson tract of land 60 feet to the place of beginning.

EXHIBIT "A"