

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 **March 3, 2016**, **Francesca Lee Kowal and Kevin Ray Porter**, 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 **\$30,000.00**, executed by said Borrower and payable to Bryan David Glass, (which note is hereby referred to as "note"), said Deed of Trust being recorded as **Instrument No. 131599-2016, 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 David Glass Investments, LLC, 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, July 2, 2024, 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 31st DAY OF May, 2024

WITNESS MY HAND this **31st** day of **May, 2024**.

A handwritten signature in black ink, appearing to read 'D. Biard', is written above a horizontal line.

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

EXHIBIT "A"

FIRST TRACT:

Situated about 10 miles North 35 Deg. West of the City of Paris, County of Lamar and State of Texas, a part of the Thomas Brumley Survey #45 and being a part of a tract of land now owned by A. L. Dollins and wife, Opal Dollins having been conveyed by John L. James and wife, Bonnie J. James by deed recorded in Vol. 565, Page 605, Lamar County Deed Records.

BEGINNING at an iron pin for corner in the East Boundary Line of Farm Road 1499 at the North corner of said Dollins tract of land, said point being in the West Boundary Line of a 12 acre tract of land conveyed Arthur W. Skeen, Jr., by deed recorded in Vol. 267, Page 470, of the Deed Records of said County and State.

THENCE SOUTH 26 Deg. East a distance of 114.7 ft. to an iron pin for corner at the Southwest corner of a 0.53 acre tract of land surveyed out of said Skeen tract of land;

THENCE SOUTH 83 Deg. West a distance of 28.4 ft. to an iron pin for corner;

THENCE in a Northwesterly direction around a curve to the left along the East Boundary Line of Farm Road 1499 a distance of 109.2 ft. to the place of beginning and containing 0.03 acres of land.

SECOND TRACT:

Situated about 10 miles North 35 Deg. West of the City of Paris, County of Lamar, and State of Texas, a part of the Thomas Brumley Survey #45 and being a part of a 12 acre tract of land, conveyed Arthur W. Skeen, Jr., by deed recorded in Vol. 267, Page 470 of the Deed Records of said County and State.

BEGINNING at an iron pin for corner, said point being South a distance of 255 ft. and West a distance of 252 ft. from the Northeast corner of said Skeen tract of land.

THENCE SOUTH 81 Deg. 15 Min. West a distance of 232.2 ft. to an iron pin for corner, said point being in the West Boundary Line of said Skeen tract of land, said point for corner being South 26 Deg. East a distance of 7 ft. from the North corner of a small tract of land now owned by A. L. Dollins and lying between the West Boundary Line of said Skeen tract of land and the East Boundary Line of Farm Road 1499;

THENCE SOUTH 26 Deg. East a distance of 107.7 ft. to an iron pin for corner in the Skeen-Dollins Common Boundary Line;

THENCE NORTH 83 Deg. East 203.8 ft. to an iron pin for corner;

THENCE NORTH 10 Deg. 30 Min. West 108.9 ft. to the place of beginning and containing 0.53 acres of land.