

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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 military duty services to the sender of this notice immediately.**

**DATED:** July 16, 2024

**DEED OF TRUST:**

**DATE:** September 15, 2021

**GRANTORS:** Thungan Thi Pham

**GRANTORS' ADDRESS:** 1626 N Main St  
Salinas, CA 93906

**BENEFICIARY:** Alpha Lending, LLC a Texas limited liability company

**ORIGINAL TRUSTEE:** Andrea La

**RECORDING INFORMATION:** Clerk's File No. 186421-2021

**PROPERTY:** See Exhibit "A" attached and incorporated herein for all purposes.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** September 15, 2021

**ORIGINAL AMOUNT:** Five Hundred Thousand and No/100 Dollars (\$500,000.00)

**BORROWERS:** Thungan Thi Pham

**HOLDER:** Alpha Lending, LLC a Texas limited liability company

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** July 15, 2024

**SUBSTITUTE TRUSTEE:** John Na

**RECORDING INFORMATION:** Clerk's File No. 215271-2024

**DATE OF SALE OF PROPERTY:** Tuesday, September 3, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:**

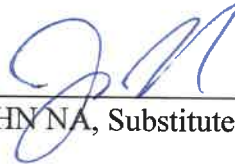
The East foyer, just inside the first floor East entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar County, Texas 75460, or at such other place as designated by the Lamar County Commissioner's Court

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

Questions concerning the sale may be directed to the attorney for the beneficiary:

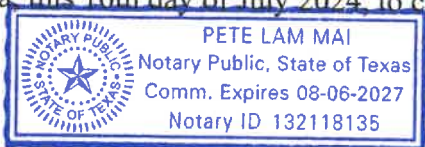
John Na  
Mai & Na PLLC  
9999 Bellaire Blvd., Ste. 508  
Houston, Texas 77036  
Telephone: (713) 505-1637  
Facsimile: (832) 553-2689



\_\_\_\_\_  
JOHN NA, Substitute Trustee

THE STATE OF TEXAS           §  
COUNTY OF HARRIS           §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by John Na, this 16th day of July 2024, to certify which witness my hand and official seal.



  
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NOTARY PUBLIC, STATE OF TEXAS

Field Notes

Being all that certain tract of land situated about 15 miles Southeastly from the City of Paris, Lamar County, Texas, a part of the R. Foreman Survey, Abstract No. 339, including the 1.321 acre tract conveyed to Sheila Thurmon by deed recorded as Lamar County Document No. 145394-2017 and a part of the 254 acre tract conveyed to Richard Proctor, M.D. By deed recorded as Lamar County Document No. 153330-2018 and being further described as follows:

Beginning at a found wood fence corner in the East line of F.M. Highway No. 1497, the Southwest corner of said 254 acre Proctor tract and the Northwest corner of a 355 acre tract conveyed to Brenda Polk Watson by deed recorded as Lamar County Document No. 102758-2012;

Thence Northerly with the West line of F.M. Highway No. 1497 the following:

North  $0^{\circ}16'30''$  West a distance of 1522.42 feet to a found concrete marker for the point of curvature of a curve to the left having a radius of 2914.8 feet;

Northerly with said curve having a long chord bearing North  $5^{\circ}31'41''$  West 543.35 feet, an arc distance of 544.1 feet to a found concrete marker;

North  $10^{\circ}58'18''$  West a distance of 64.68 feet to a found concrete marker;

North  $4^{\circ}07'$  West a distance of 170.22 feet to a  $\frac{1}{2}$  inch iron pin set for corner (Capped Chaney 4057);

West a distance of 20.9 feet to a found chain link fence corner, the Southwest corner of said 1.321 acres;

North  $10^{\circ}15'32''$  West a distance of 140.0 feet to a  $\frac{1}{2}$  inch iron pin found for corner (capped Chaney 4057), the Northwest corner of said 1.321 acres;

Thence East (basis of bearing per North line 1.321 acres Lamar County Document No. 145394-2018) and the South line of a tract conveyed to Martha Whitlock by deed recorded as Lamar County Document No. 153517-2018 a distance of 417.67 feet to a  $\frac{1}{2}$  inch iron pin found for corner (capped Chaney 4057);

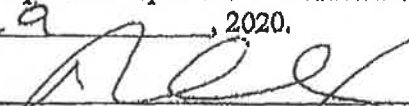
Thence South  $10^{\circ}15'32''$  East with the East line of said 1.321 acres and the West line of said Whitlock tract a distance of 140.0 feet to a found steel fence corner;

Thence North  $89^{\circ}16'30''$  East with the North line of said Proctor tract and the South line of said Whitlock tract a distance of 1480.0 feet to a  $\frac{1}{2}$  inch iron pin set for corner (capped Chaney 4057);

Thence South  $1^{\circ}55'37''$  East with the West line of the remainder of said 254 acre Proctor tract a distance of 2291.19 feet to a  $\frac{1}{2}$  inch iron pin set for corner (capped Chaney 4057);

Thence South  $89^{\circ}13'22''$  West with the South line of said Proctor tract and the North line of said Watson tract a distance of 1869.66 feet to the point of beginning and containing 98.504 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Nov. 9, 2020.

  
R. Brandon Chaney R.P.L.S. No. 4057  
Chaney Engineering, Inc. 903-784-6393  
Firm No. 10153700  
Job # 129May17



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EXHIBIT A