

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of April, 2017, **JONATHON SIMS and MARIYA D. FERGUSON**, executed a Deed of Trust to **TERRY L. CHRISTIAN**, as Trustee; covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **PEOPLES BANK**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$76,540.00; such Deed of Trust being recorded in Instrument No. 142616-2017, Lamar County Official Public Records; Loan Assumption Agreement and Release of Original Borrower executed by **MARIYA D. FERGUSON**, dated November 28th, 2022, of record in Instrument No. 199779-2022, Lamar County Official Public Records; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **PEOPLES BANK**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of February, 2026, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises at the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

The real property and premises located at **7239 FM 1498, Paris, TX 75462**,
Situating in the B.B.B. & C.R.R. Survey, Abst. No. 145, located about 13.78 miles South 14 Deg. East from the City of Paris, Lamar County, Texas, containing 1.981 acres of land; more fully described in the above referenced deed of trust for all necessary purposes.

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.

WITNESS my hand this 10th day of December, 2025.



CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 10th DAY OF Dec. 25.