

26-00042
5250 COOPER ST, RENO, TX 75462

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12th DAY OF Feb. 26.

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED ABOUT 4 MILES NORTHEAST OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE JOHN GUFFEY SURVEY, ABSTRACT NO. 3, BEING THE SAME TRACT CONVEYED TO MCNEAL HOLDINGS, LLC BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 178800-2021 AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" FOUND IRON PIPE FOR CORNER IN THE SOUTH LINE OF COOPER DRIVE, THE NORTHWEST CORNER OF SAID MCNEAL TRACT AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO JERRY AND LINDA GARRETT BY DEED RECORDED IN VOLUME 1716, PAGE 59 OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS;

THENCE EAST (BASIS OF BEARING PER SOUTH LINE COOPER DRIVE PER L. C. DOC. NO. 178800-2021) WITH SAID SOUTH LINE A DISTANCE OF 135.90 FEET TO A 1/2" IRON PIN FOUND FOR CORNER, THE NORTHEAST CORNER OF SAID MCNEAL TRACT;

THENCE SOUTH 1°12'55" WEST WITH THE EAST LINE OF SAID MCNEAL TRACT, THE WEST LINE OF A TRACT CONVEYED TO JASON AND JENNIFER GRANBERRY BY LAMAR COUNTY DOCUMENT NO. 124019-2015 AND THE WEST LINE OF A TRACT CONVEYED TO KEVIN ANDERSON AND ANGELA RUSSELL BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 065387-2008 A DISTANCE OF 189.01 FEET TO A FOUND CHAIN LINK FENCE CORNER, THE SOUTHEAST CORNER OF SAID MCNEAL TRACT;

THENCE SOUTH 89°34'22" WEST WITH THE SOUTH LINE OF SAID MCNEAL TRACT AND THE NORTH LINE OF A TRACT CONVEYED TO JUDITH PROCTOR BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 060447-2008 A DISTANCE OF 135.0 FEET TO A 1/2" IRON PIN SET FOR CORNER (CAPPED CHANEY 4057), THE SOUTHWEST CORNER OF SAID MCNEAL TRACT;

THENCE NORTH 0°56'09" EAST WITH THE WEST LINE OF SAID MCNEAL TRACT AND THE EAST LINE OF SAID GARRETT TRACT A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.589 ACRES OF LAND.

Security Instrument:

Deed of Trust dated July 12, 2022 and recorded on July 13, 2022 at Instrument Number 195493-2022 in the real property records of LAMAR County, Texas, which contains a power of sale.

Sale Information:

May 5, 2026, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee



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