

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 the 1st day of August, 2012, **Larry R. Young and Stacy Young**, hereinafter referred to as "Borrower", conveyed to **William H. Coleman**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

SEE 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 **\$40,000.00**, executed by said Borrower and payable to **Liberty National Bank in Paris**, (which note is hereby referred to as "note"), said Deed of Trust being recorded as **Instrument No. 098674-2012**, Lamar County Official Public Records, (herein referred to as "Deed of Trust"); the obligations under said Note and Deed of Trust having been assumed by **Cole Barton and Mary Johnene** by that Assumption Agreement recorded as **Instrument No. 209970-2024**, Lamar County Official Public Records, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and Liberty National Bank in Paris, 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 William H. Coleman, 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, the 3rd day of March, 2026**, 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 10th DAY OF Feb, 2026

WITNESS MY HAND this **10th** day of **February, 2026.**

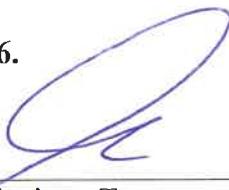

DON BIARD, Substitute Trustee
38 First Street NW
Paris, Texas 75460
(903) 785-1606

EXHIBIT "A"

Situated within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, a part of the Larkin Rattan Survey, #778 and being a part of Lots 11 and 12 in Block 6 of the Gibbons Park Addition, said addition being duly recorded in the Plat Records of said County and State.

Beginning at a stake for corner in the East Boundary Line of 6th S. E. at the Southwest corner of said Lot 12, said point being South a distance of 150 feet from the South Boundary Line of Cedar Street; Thence East a distance of 105 feet to a stake for corner at the Southeast corner of said Lot 11; Thence North a distance of 50 feet to a stake for corner in the East Boundary Line of said Lot 11; Thence West a distance of 105 feet to a stake for corner; Thence South along the East Boundary Line of 6th S. E. a distance of 50 feet to the place of beginning.