

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 3, 2016

Substitute Trustee: John Malone and/or Terry Whitley  
Substitute Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710  
Lender: The First Bank, Roxton, A Branch of Security Bank of Whitesboro, now known as Security Bank of Crawford

### Note

Date: September 29, 2008  
Borrower: Gregory Edward Ballard and wife, Reva Yvonne Ballard  
Payee: The First Bank, Roxton, A Branch of Security Bank of Whitesboro, now known as Security Bank of Crawford  
Principal Amount: \$47,264.07

### Deed of Trust

Date: September 29, 2008  
Grantor: Gregory Edward Ballard and wife, Reva Yvonne Ballard  
Trustee: Brad Nutt  
Original Beneficiary: The First Bank, Roxton, A Branch of Security Bank of Whitesboro, now known as Security Bank of Crawford  
Recording information: Instrument # 063581-2008 in the Official Public Records of Lamar County, Texas  
Property: See attached Exhibit A, and more commonly known as: 18275 FR 137 TX, Roxton, Texas 75477

County: Lamar

Date of Sale (first Tuesday of month): July 5, 2016

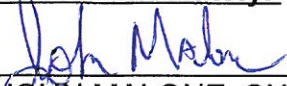
Time of Sale: 10:00 a.m. or within three hours thereof

Place of Sale: Foyer/lobby inside south entrance of "Old Post Office" at the Lamar Courthouse in Paris, Texas

Lender has appointed John Malone and or Terry Whitley as the Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**NOTICE: Assert and protect your rights as a member of the armed forces to 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.**

  
JOHN MALONE, SUBSTITUTE TRUSTEE  
(254) 772-3722

FILED FOR RECORD  
LAMAR COUNTY, TEX  
6 JUN 14 PM 1:47  
RUSS FOWERS  
COUNTY CLERK  
DEPUTY



Exhibit "A"

FIELD NOTES FOR 2.866 ACRES  
BEING TRACT 7 OF AN UNRECORDED PLAT OF ROXTON RANCHETTE  
ORR SURVEY - LAMAR COUNTY, TEXAS

All that certain tract or parcel of land situated in the Green Orr Survey, Abstract No. 709, Lamar County, Texas; being a part of that 89.782 acre tract described in Deed to Glen Rankel, recorded in Volume 672, Page 626, Deed Records of said County; being Tract 7 - 2.866 acres of the unrecorded Plat of Roxton Ranchette as described in Deed to Susan Swanson, dated 1997, recorded in Volume 724, Page 28, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a capped 1/2 inch Iron rod marked "Swanner" set on the Northeast corner of said Tract 7, on the Northwest corner of Tract 6 - 2.866 acres described in said Swanson Deed, on the South right-of-way line of F. M. Highway No. 137 (being 40 feet from the centerline), and being S 89° 06' 36" W - 1562.16 feet from the Northeast corner of said 89.782 acre tract;

THENCE S 0° 57' 00" E along the East line of said Tract 7 and the West line of said Tract 6 - 516.25 feet to a capped 1/2 inch Iron rod marked "Swanner" set on the Southeast corner of said Tract 7, on the Southwest corner of said Tract 6, and being on the Northeast corner of Tract 8 - 2.866 acres described in said Swanson Deed;

THENCE S 89° 06' 36" W along the North line of said Tract 8 and the South line of said Tract 7 - 241.83 feet to a capped 1/2 inch Iron rod marked "Swanner" set on the Southwest corner of said Tract 7, on the Northwest corner of said Tract 8, and being on the Southeast corner of Tract 22 - 2.971 acres described in Deed to Rafael Almaraz, recorded in Volume 304, Page 153 of said Real Property Records;

THENCE N 0° 57' 00" W along the fenced West line of said Tract 7, the East line of said Tract 22, and the centerline of a 50 foot wide Access Easement - 516.25 feet to a capped 1/2 inch Iron rod marked "Swanner" set on the Northwest corner of said Tract 7, on the Northeast corner of said Tract 22, and being on the Northwest corner of said 89.782 acre tract;

THENCE N 89° 06' 36" E along the South right-of-way line of said F. M. Highway - 241.83 feet to the PLACE OF BEGINNING containing 2.866 acres.

NOTE: All 1/2 inch Iron rods set with surveyor's cap marked "SWANNER".

NOTE: Bearings based on the East line of a 2.971 acre tract described in Volume 304, Page 153, Real Property Records of Lamar County, Texas.

I, Lynn Swannier, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground under my supervision and that there are no visible encroachments, protrusions, or easements except as shown on plat, and that said property has access to and from a public roadway. The manufactured home as shown on the plat does not appear to lie within a 100 year Flood Zone. See "SURVEY PLAT FOR 2.866 ACRES" of same date attached for a visual reference.

Dated this the 10<sup>th</sup> day of October, 2004.

Signed:   
Lynn Swannier, R.P.L.S. No. 3806

