

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** 17 MAY 16 AM 9:02

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 **February 18, 2013**, **J. Guadalupe Torres**, hereinafter referred to as "Borrower", conveyed to Hilda Mallory, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

**ALL THAT LOT, TRACT, OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON 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 **\$55,000.00**, executed by said Borrower and payable to **William E. Cupit**, (which note is hereby referred to as "note"), said Deed of Trust being recorded as **Instrument No. 103964-2013, Lamar County Official Public Records**, Lamar County Official Public Records, (herein referred to as "Deed of Trust"); and

**WHEREAS**, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and William E. Cupit, 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 Hilda Mallory, 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, June 6, 2017**, 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.**

WITNESS MY HAND this **16th** day of **May, 2017**.



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

# EXHIBIT A

## PROPERTY DESCRIPTIONS:

151 N.E. 30th Street, Paris, Texas

A part of the George W. Cox Survey within the corporate limits of the City of Paris and a part of a 2 acre tract of land conveyed by A. E. Denton and wife to L. Townsend on May 3, 1923 by deed recorded in Book 197, Page 572 Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at a stake in the WB line of Spain Street, this being also the NE corner of the above mentioned Denton to Townsend tract.

THENCE SOUTH with the WB line of Spain Street 70 feet, a stake;

THENCE WEST 222 feet, a stake;

THENCE NORTH 70 feet, a stake at the NW corner of the Denton to Townsend tract of land;

THENCE EAST 222 feet to the place of beginning.

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