

FILED FOR RECORD
LAMAR COUNTY, TEX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

17 FEB 13 PH 3:18

STATE OF TEXAS '

KNOW ALL MEN BY THESE PRESENTS:

RUTH SISSON
COUNTY CLERK

COUNTY OF LAMAR '

BY _____ DEPUTY

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 **31st** day of **August, 2012**, **William C. Gaffney and wife, Patricia Gaffney**, hereinafter referred to as "Borrower", conveyed to **Michael R. Rhodes**, 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, A PART OF THE ASA JARMAN SURVEY, BEING LOT 17 IN BLOCK "B" OF THE COLLEGE ADDITION, ACCORDING TO THE REPLAT OF LOTS 14, 15, 16, AND 17 IN BLOCK "B" OF THE COLLEGE ADDITION, OF RECORD IN ENVELOPE 198-B, LAMAR COUNTY PLAT RECORDS;

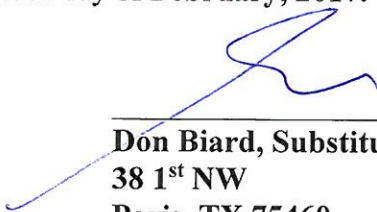
(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$39,600.00**, executed by said Borrower and payable to **Lamar National Bank**, (which note is hereby referred to as "note"), said Deed of Trust being of record as **Instrument No. 099519-2012** of the **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 **Lamar National Bank**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of **Reggie McDowra**, 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 7th** day of **March, 2017**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. **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.**

WITNESS MY HAND this 13th day of February, 2017.



Don Biard, Substitute Trustee

38 1st NW

Paris, TX 75460

(903) 785-1606