

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE UNDER TEXAS HOME
EQUITY DEED OF TRUST**

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 12th day of September, 2016, Jamie S. Thomas, hereinafter referred to as "Borrower", conveyed to Andrea K. Briscoe, as Trustee, the following described property situated in Lamar County, Texas, to-wit:

SEE THE ATTACHED EXHIBIT "A", INCORPORATED HEREIN BY REFERENCE 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 \$25,000.00, 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 under Instrument No. 136719-2016 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, an Order to Proceed with Notice of Sale and Sale was issued by the District Court of Lamar County, Texas on the 26th day of June, 2019, a true and correct copy of which is attached hereto as Exhibit "B".

NOW, THEREFORE, notice is given that on Tuesday, the 3rd day of September, 2019, 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 12th day of August, 2019.



Don Biard, Substitute Trustee
38 1st NW, Paris, Texas 75460
(903) 785-1606

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12 DAY OF Aug, 2019

EXHIBIT A

TRACT ONE:

FIELD NOTES

Situated about 11 miles North of the City of Paris, County of Lamar, and State of Texas, a part of the Thomas Richardson Survey 820, and being lot 6, Block "B", Thousand Oaks Addition, said Addition being recorded in Envelope 288-D, Plat Records of said County and State.

Beginning at an iron pin (s) for corner at the Northwest corner of said lot 6.

Thence South 75 Deg. 22 Min. East a distance of 82 ft. to an iron pin (s) for corner at the Northeast corner of said lot 6.

Thence South 1 Deg. West a distance of 283 ft. to an iron pin (f) for corner at the Southeast corner of said lot 6.

Thence North 71 Deg., 21 Min. West along the North Boundary Line of a Public Road a distance of 83.6 ft. to an iron pin (f) for corner at the Southwest corner of said lot 6.

Thence North 0 Deg. 56 Min. East a distance of 275.6 ft. to the place of beginning and containing 0.512 acres of land.

TRACT TWO:

All that certain tract or parcel of land situated in the Thomas Richardson Survey, Abstract No. 820, being Lot 7 of Block B of the THOUSAND OAKS ADDITION to the County of Lamar as shown on plat of said Addition of record in Envelope 288-D, Lamar County Plat Records.

SAVE, EXCEPT AND LESS THEREFROM the following described portion of said tract, to-wit:

Being all that certain tract of land situated about 11 miles North 24 Deg. West of the City of Paris, Lamar County, Texas, a part of the Thomas Richardson Survey, Abstract No. 820 and a part of a 89.916 acre tract of land conveyed W. C. Buchanan and Richard Maigraves by deed recorded in Volume 523, Page 238, Lamar County Deed Records and being a part of Lot 7, Block B as shown by plat of Thousand Oaks Addition, duly recorded in the Plat Records of said county and state.

BEGINNING at an iron pin for corner, the Northwest corner of said Lot 7;

THENCE NORTH 85 Deg. 28' East a distance of 80.33 feet to an iron pin for corner;

THENCE SOUTH 76 Deg. 22' 30" West a distance of 42.69 feet to a point for corner;

THENCE SOUTH 8 Deg. 53' West a distance of 45.00 feet to a point for corner;

THENCE SOUTH 81 Deg. 25' 30" West a distance of 81.07 feet to a point for corner;

THENCE NORTH 0 Deg. 53' East a distance of 64.10 feet to the place of beginning and containing 0.106 acres of land.

CAUSE NO. 88555

**In Re: Order for Foreclosure Concerning §
122 CR 34715, Paris, Texas 75462 Under
Tex. R. Civ. P. 736**

IN THE DISTRICT COURT

Petitioner:

§
§
§
§
§
§
§

LAMAR COUNTY, TEXAS

LAMAR NATIONAL BANK

Respondents:

**JAMIE S. THOMAS AND
GREG WILSON, as Temporary
Administrator of the Estate of Jamie S.
Thomas**

6TH JUDICIAL DISTRICT

Default Order

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Jamie S. Thomas, 122 CR 34715, Paris, Texas 75462 and Greg Wilson, 38 1st NW, Paris, Texas, 75460. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 122 CR 34715, Paris, Texas 75462 with the following legal description:

See Exhibit "A" attached hereto and incorporated herein for all necessary purposes
4. The lien to be foreclosed is indexed or recorded at Instrument No. 136719-2016 and

EXHIBIT B

recorded in the official public records of Lamar County, Texas.

5. The material facts establishing Respondents' default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. § 3901 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 26th day of June, 2019.



JUDGE PRESIDING

EXHIBIT B

EXHIBIT A

TRACT ONE:

FIELD NOTES

Situated about 11 miles North of the City of Paris, County of Lamar, and State of Texas, a part of the Thomas Richardson Survey 3220, and being lot 6, Block "A", Thousand Oaks Addition, said Addition being recorded in Envelope 288-D, Plat Records of said County and State.

Beginning at an iron pin (s) for corner at the Northwest corner of said lot 6,

Thence South 76 Deg. 22 Min. East a distance of 82 ft. to an iron pin (s) for corner at the Northwest corner of said lot 6;

Thence South 1 Deg. West a distance of 283 ft. to an iron pin (f) for corner at the Southwest corner of said lot 6;

Thence North 71 Deg. 21 Min. West along the North Boundary Line of a Public Road a distance of 83.6 ft. to an iron pin (f) for corner at the Southwest corner of said lot 6;

Thence North 0 Deg. 56 Min. East a distance of 275.6 ft. to the place of beginning and containing 0.512 acres of land.

TRACT TWO:

All that certain tract or parcel of land situated in the Thomas Richardson Survey, Abstract No. 820, being Lot 7 of Block B of the THOUSAND OAKS ADDITION to the County of Lamar as shown on plat of said Addition of record in Envelope 288-D, Lamar County Plat Records.

SAVE, EXCEPT AND LESS THEREFROM the following described portion of said tract, to-wit:

Being all that certain tract of land situated about 11 miles North 24 Deg. West of the City of Paris, Lamar County, Texas, a part of the Thomas Richardson Survey, Abstract No. 820 and a part of a 59.316 acre tract of land conveyed W. G. Buchanan and Richard Margrove by deed recorded in Volume 523, Page 238, Lamar County Deed Records and being a part of Lot 7, Block B as shown by plat of Thousand Oaks Addition, duly recorded in the Plat Records of said county and state;

BEGINNING at an iron pin for corner, the Northwest corner of said Lot 7;

THENCE NORTH 85 Deg. 28' East a distance of 80.33 feet to an iron pin for corner;

THENCE SOUTH 76 Deg. 22' 30" West a distance of 42.59 feet to a point for corner;

THENCE SOUTH 0 Deg. 53' West a distance of 45.00 feet to a point for corner;

THENCE SOUTH 81 Deg. 25' 30" West a distance of 81.07 feet to a point for corner;

THENCE NORTH 0 Deg. 52' East a distance of 64.14 feet to the place of beginning and containing 0.106 acres of land.