

**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 21st day of May, 2013, Roger Dale Murphy, hereinafter referred to as "Borrower", conveyed to Teresa L. Woodard, as Trustee, the following described property situated in Lamar County, Texas, to-wit:

SEE THE ATTACHED EXHIBIT "A", INCORPROATED 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 \$11,320.00, executed by said Borrower and payable to Liberty National Bank, (which note is hereby referred to as "note"), said Deed of Trust being of record under Instrument No. 108723-2013 of the Lamar County Official Public Records, (herein referred to as "Deed of Trust"); and

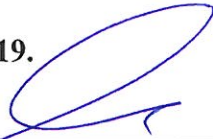
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and Liberty National Bank, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, an Order to Proceed with Notice of Sale and Sale was issued by the District Court of Lamar County, Texas on the 13th day of May, 2019, a true and correct copy of which is attached hereto as Exhibit "B".

NOW, THEREFORE, notice is given that on Tuesday, the 4th day of June, 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.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF May, 2019.

WITNESS MY HAND this 13th day of May, 2019.



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

"EXHIBIT A"

All that certain tract or parcel of land situated in Lamar County, Texas, being a part of the Asa Jarman Survey and located on the North side of Maple Avenue in Block No. 196 of the City of Paris;

BEGINNING at a stake on the said NB line of Maple Avenue 134 feet East of the intersection of said Maple Avenue with 23rd Street Northwest, formerly known as 2nd Street of Morrison Avenue;

THENCE EAST with the NB line of said Maple Avenue 67 feet, a stake;

THENCE NORTH 209.7 feet a stake;

THENCE WEST 47 feet, a stake;

THENCE SOUTHWEST 211 feet to the place of beginning.

Being the same property described in deed from James H. [Pat] Vickers to Ann Aileen Vickers dated May 26, 1956 recorded in Book 355, Page 272, Deed Records of Lamar County, Texas.

Bench filed per
Judge Wes Tidwell
on 5/13/19 at 11:15
am/pt

CAUSE NO. 88404

In Re: Order for Foreclosure Concerning §
2270 Maple, Paris, Texas 75460 Under
Tex. R. Civ. P. 736

IN THE DISTRICT COURT

Petitioner: §

LIBERTY NATIONAL BANK IN PARIS §

LAMAR COUNTY, TEXAS

Respondents: §

ROGER DALE MURPHY AND §
TERESA WOODARD §

6TH JUDICIAL DISTRICT

ORDER TO PROCEED WITH NOTICE OF SALE AND SALE OF REAL PROPERTY

On the 28th day of March, 2018, the application and motion for default order of Liberty National Bank in Paris to obtain a default order to proceed with foreclosure of the real property described on Exhibit "A" attached hereto and incorporated by reference, situated in Paris, Lamar County, Texas, and having an address of 2270 Maple, Paris, Lamar County, Texas 75460, was presented to the Court.

The Court finds that Respondent has not previously filed a response to the Application for Order for Foreclosure filed herein, and that the time for filing same has passed.

The Court finds that the Application for Order for Foreclosure filed herein complies with Rule 736.1 of the Texas Rules of Civil Procedure.

The Court finds that a copy of the citation together with a certificate of service has been on file with the Clerk of this Court for at least ten days exclusive of the day of filing prior to the date of this Order.

EXHIBIT B

The Court finds that Respondents are in default under the terms of the Texas Home Equity Deed of Trust recorded as **Instrument No. 106723-2013, Lamar County Official Public Records** having failed to make at least five of their scheduled payments on the underlying debt as they have become due. The Court further finds that Applicant has accelerated the payment of the debt and Respondents have failed and refused to remedy their default.

IT IS, THEREFORE, ORDERED by this court that foreclosure proceed in accordance with the terms of the Texas Home Equity Deed of Trust recorded as **Instrument No. 106723-2013, Lamar County Official Public Records** and Section 51.002 of the Texas Property Code with respect to the real property, situated in Lamar County, Texas, described on Exhibit "A" attached hereto and incorporated by reference, situated in Paris, Lamar County, Texas, and having an address of **2270 Maple, Paris, Lamar County, Texas 75460**.

IT IS FURTHER ORDERED that a copy of this Order to Proceed With Notice of Sale and Sale be sent to **Roger Dale Murphy and Teresa Woodard, as Temporary Administratrix of the Estate of Roger Dale Murhpy** at their last known addresses of 2270 Maple, Paris, TX 75460 and 305 Lamar Avenue, Paris, TX 75460 together with the notice of sale.

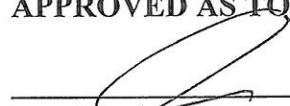
IT IS FURTHER ORDERED that **Liberty National** may communicate directly with **Roger Dale Murphy and Teresa Woodard, as Temporary Administratrix of the Estate of Roger Dale Murhpy** and all third parties reasonably necessary to conduct the foreclosure sale.

SIGNED ON THIS 13th day of May, 2019.



JUDGE PRESIDING

APPROVED AS TO FORM:



Don Biard

McLaughlin, Hutchison, & Biard, LLP
Attorneys for Petitioner

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