

Notice of Foreclosure Sale

January 29, 2020

Deed of Trust ("Deed of Trust"):

Dated: March 12, 2019

Grantor: Lonnie Bradley and wife, Lisa Bradley

Trustee: Sydney Young

Lender: Eliud Silva and wife, Aurelia Silva

Recorded in: Clerk's Instrument No.160279-2019 of the Official Public Records of Lamar County, Texas

Legal Description:

All that certain tract or parcel of land situated in Lamar County, Texas, a part of the Larkin Rattan Survey within the corporate limits of the City of Paris, described by metes and bounds as follows:

Beginning at the intersection of the East Boundary line of South Division Street with the South Boundary Line of Grand Avenue;

Thence East with said South Boundary Line 64-1/2 feet, a stake;

Thence South 108 feet, a stake;

Thence West 64-1/2 feet, a stake in the East Boundary Line of South Division Street;

Thence North with said East Boundary Line 108 feet to the place of beginning, and being the same property conveyed to Eliud Silva and wife, Aurelia Silva, by Warranty Deed dated March 22, 2017, from Kenneth Hamilton and wife, Joann Hamilton, recorded in Clerk's Instrument No. 141908-2017, Lamar County Official Public Records.

Secures: Promissory Note ("Note") in the original principal amount of \$36,000.00, executed by Lonnie Bradley and wife, Lisa Bradley ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, March 3, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.

Place: Outside the County Commissioner's Courtroom on the 1st floor of the Lamar County Courthouse, 119 North Main St., Paris, TX 75460

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Eliud Silva and wife, Aurelia Silva's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the

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ON THIS THE 30th DAY OF JAN., 2020

obligations of the Deed of Trust. Because of that default, Eliud Silva and wife, Aurelia Silva, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Eliud Silva and wife, Aurelia Silva's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Eliud Silva and wife, Aurelia Silva's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

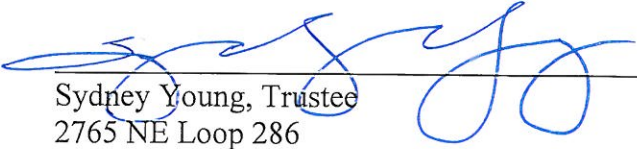
If Eliud Silva and wife, Aurelia Silva pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Eliud Silva and wife, Aurelia Silva. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Sydney Young, Trustee

2765 NE Loop 286

Paris, Texas 75460

Telephone (903) 785-7523 (o); (903) 782-9700 (fax)