

Notice of Foreclosure Sale

July 12, 2022

Deed of Trust ("Deed of Trust"):

Dated: May 16, 2018

Grantor: Stanley R. Ford, Carrie Ford, & Clifford Carroll Mackenzie

Trustee: L. Scott Horne

Lender: Stuart B. Weitz and Carol A. Weitz

Recorded in: Instrument No. 154315-2018 of the real property records of Lamar County, Texas

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Secures: Real Estate Lien Note dated May 16, 2018 ("Note") in the original principal amount of \$44,000.00, executed by Stanley R. Ford and Clifford Carroll Mackenzie ("Borrower") and payable to the order of Stuart B. Weitz and Carol A. Weitz ("Lender");

Substitute Trustee: Chris W. Fitzgerald

Substitute Trustee's Address: P.O. Box 651, Paris, Texas, 75461 (Mail Only); 32 W Plaza Street, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, August 2, 2022

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 10:00 a.m.

Place: The East foyer, First Floor of the Lamar County Courthouse, 119 N. Main Street, Paris, Lamar County, Texas 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 Stuart B. Weitz and Carol A. Weitz'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 obligations of the Deed of Trust. Because of that default, Stuart B. Weitz and Carol A. Weitz, the owner and

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ON THIS THE 12th DAY OF July, 2022

holder of the Note, has requested Substitute Trustee to sell the Property.

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

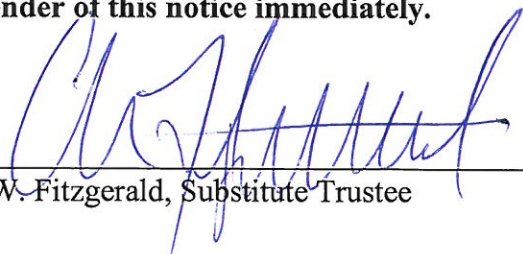
If Stuart B. Weitz and Carol A. Weitz pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Stuart B. Weitz and Carol A. Weitz. 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, Substitute 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 Substitute 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.



Chris W. Fitzgerald, Substitute Trustee

EXHIBIT "A"

TRACT ONE:

A part of the ASA JARMAN SURVEY within the corporate limits of the City of Paris, and being a tract of land 60' x 97' off the South end of the lot described in deed from Union Investment Company to George M. Price dated May 15, 1906, of record in Book 121, Page 294, Lamar County Deed Records; a tract of land 55' x 97' by deed from Corrinna W. Price to Cora Lee Stockey and R. G. Stockey, dated March 17, 1919, of record in Book 178, Page 160, Lamar County Deed Records; and the remaining 5' x 97' off the South end of the homestead of Corrinna W. Price; described by metes and bounds as follows:

BEGINNING at a stake at the SE corner of said original lot in the WB line of Division or 15th Street;

THENCE NORTH with the WB line of Division Street and the EB line of said lot 60 feet, a stake;

THENCE WEST 97 feet, a stake in the WB line of said original lot;

THENCE SOUTH with the WB line of said original lot 60 feet, a stake at its SW corner;

THENCE EAST with the SB line of said lot 97 feet to the place of beginning, and being the same property described in deed from Corrinna W. Price et al. to Frank W. Murphy et ux., dated July 17, 1934, or record in Book 235, Page 597, Lamar County Deed Records.

TRACT TWO:

A part of the ASA JARMAN SURVEY within the corporate limits of the City of Paris, described by metes and bounds as follows:

BEGINNING at a stake in the WB line of Division (South 15th) Street at the SE corner of a lot conveyed by the Union Investment Company to G. M. Price and now owned by Frank H. Murphy et ux.;

THENCE SOUTH with the WB line of Division Street 60 feet, a stake,

THENCE WEST 100 feet, a stake;

THENCE NORTH 60 feet, a stake;

THENCE EAST with the SB line of said Price-Murphy lot 60 feet to the place of beginning, and being the same property described in deed from Margaret Isabel Thielen to Frank H. Murphy et ux., dated August 24, 1942, of record in Book 264, Page 187, Lamar County Deed Records.

The above described two tracts of land are the same property described in deed to Raymond L. Williams and wife, Celia Williams, dated March 15, 2002, of record in Book 1185, Page 0092, Lamar County Real Property Records, and reference is made to all the above mentioned instruments and records for all necessary purposes.