

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 18th day of March, 2022, **SUSANNE FUGETT, a single person**, executed a Deed of Trust to **Casey Gain**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **WALT SINCLAIR**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$125,000.00; such Deed of Trust being recorded in **Document No. 191959-2022**, Lamar County Official Public Records; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **WALT SINCLAIR**, the legal owner and holder of such indebtedness, has requested me, **Casey Gain**, as Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of November, 2022, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises in the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is more fully described as follows:

The real property and premises at **494 CR 44100, Powderly, Texas 75473**, more fully described as follows:

A tract of one (1) acre of land, more or less, in the William Stephens Survey, and being property conveyed to Walt Sinclair by deed dated February 22, 2022, of record in Document No. 191118-2022, LCOPR; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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.

WITNESS my hand this 22nd day of September, 2022.



CASEY GAIN, Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 22nd DAY OF Sept. 22.

A part of the WILLIAM STEPHENS SURVEY, described by metes and bounds as follows:
BEGINNING at a point 443 feet North of the SW corner of a 40-acre tract of land conveyed by R. F. Doster et ux. to R. P. Brothers et ux., by deed dated September 4, 1947, of record in Book 262, Page 326, Lamar County Deed Records;

THENCE EAST 420 feet, a stake;

THENCE NORTH 104 feet to the SE line of a private road conveyed by R. P. Brothers et ux. to H. T. Perry by deed of record in Book 313, Page 54, Lamar County Deed Records;

THENCE WEST with the SE line of said private road 420 feet to the WB line of the William Stephens Survey, this being also the EB line of a public road;

THENCE SOUTH with the EB line of said public road 104 feet to the place of beginning, and containing one (1) acre of land, more or less; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A