

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**LAMAR County**

Deed of Trust Dated: April 27, 2018

Amount: \$262,000.00

Grantor(s): DARWIN G ANDERSON and DIANNA L ANDERSON

Original Mortgagee: GUARANTY BANK & TRUST, N.A.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 152711-2018

Legal Description: SEE LEGAL DESCRIPTION

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 10, 2023 under Cause No. 62nd in the 91916 Judicial District Court of LAMAR County, Texas

Date of Sale: November 7, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LAMAR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, AURORA CAMPOS, JONATHAN HARRISON, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO OR MISTY MCMILLAN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-005579



Printed Name: Robert LaMont, Sept. 28, 2023  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 28<sup>th</sup> DAY OF Sept, 2023.

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411  
(903) 739-9166

Field Notes -- 30.00 Acres

Situated about 9.6 miles South 59° East from the City of Paris, in the County of Lamar, State of Texas, a part of the J.T. Harmon Survey #401 and being all of a called 30.000 acre tract conveyed to Darwin G. Anderson and Dianna L. Anderson by deed recorded in Doc.# 057305-2008 of the Official Public Records of said County and State.

Beginning at a 1/2" capped iron pin found at the Westerly Northwest corner of the 30.000 acre tract and the Southwest corner of the 14.136 acre tract conveyed to James R. Morton by deed recorded in Vol. 1151, Page 295 of the Real Property Records of said County and State and being in the East boundary line of County Road #13350 S.

Thence S 87°05'18" E along a fence a distance of 680.89' to a 1/2" capped iron pin found at the Southeast corner of the 14.136 acre tract;

Thence along a fence and along the East boundary line of the 14.136 acre tract as follows: N 47°32'06" E a distance of 52.22' to a 1/2" capped iron pin found; N 04°33'28" W a distance of 152.00' to a 1/2" capped iron pin found at the Northerly Northwest corner of the 30.000 acre tract and a Westerly Southwest corner of a called 167.09 acre tract conveyed to Dwight Stewart et ux by deed recorded in Vol. 1678, Page 67 of said Official Public Records;

Thence S 89°55'34" E along a fence a distance of 757.88' to a 1/2" capped iron pin found at the Northeast corner of the 30.000 acre tract and an inside corner of the 167.09 acre residue tract;

Thence S 08°05'36" E along a fence a distance of 1405.90' to a 1/2" capped iron pin found at the Southeast corner of the 30.000 acre tract and being in the North boundary line of a tract of land deeded to the Texas Power and Light Company by deed recorded in Vol. 505, Page 487 Deed Records;

Thence N 63°01'46" W along the North boundary line of said Texas Power and Light Co. tract a distance of 1566.37' to a 1/2" capped iron pin found at the Southwest corner of the 30.000 acre tract and being in the East boundary line of said County Road #13350 S;

Thence along the East boundary line of said County Road as follows: N 24°37'32" W a distance of 70.50' to a 1/2" capped iron pin found; N 31°40'27" W a distance of 78.68' to a 1/2" capped iron pin found; N 31°56'52" W a distance of 154.62' to a 1/2" capped iron pin found; N 27°12'07" W a distance of 99.36' to a 1/2" capped iron pin found; N 23°47'12" W a distance of 96.67' to a 1/2" capped iron pin found; N 17°44'47" W a distance of 95.67' to the point of beginning and containing 30.00 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #48277C0475C for Lamar County, Texas. Reference Bearing - the Southerly boundary line of the 30.000 acres - N 63°01'46" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #: 180332

Hayden Foster *[Signature]* date 04/23/18

