

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 5th day of December, 2014, **MELISSA MARIE CAPP**S, executed a Deed of Trust to **A.W. CLEM**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **CARL HARCROW**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$37,4000.00; such Deed of Trust being recorded in Instrument No. 120730-2014, Lamar County Official Public Records; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **CARL HARCROW**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute 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 6th day of February, 2024, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises in the area designated by the Commissioner's Court inside the Lamar County Courthouse, in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

The real property and premises at **250 CR 44460, Paris, Texas 75462**, more fully described as follows:

Situated about 11.6 miles North 41.7 Deg. East from the City of Paris, in Lamar County, Texas; part of the T. Hart Survey, Abst. No. 438, containing 0.500 acre of land; 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 8th day of January, 2024.

Casey Gain
CASEY GAIN, Substitute 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 8th DAY OF Jan, 24.

All that certain tract or parcel of land situated about 11.6 miles North 41.7° East from the City of Paris, in Lamar County, Texas; part of the T. Hart Survey, Abstract No. 438, and being a part of the called 64,102 sf (1.47) acre tract of land described in a Deed to Carl Harcrow, and recorded Document 117675-2014 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a ½" iron pin (found) for a corner in the intersection of a South Line of FM Highway 2648 with an East Line of County Road 44460, same being the Northwest corner of said 1.47 acre tract;

Thence N 76° 42' 10" E along a North Line of said 1.47 acre tract and along a South Line of said FM Highway, a distance of 120.812', to a ½" iron pin (found) in an angle point;

Thence N 88° 59' 46" E along a North Line of said 1.47 acre tract and along a South Line of said FM Highway, a distance of 39.165', to a ½" iron pin (found) for a corner near the edge of a lake;

Thence S 46° 33' 29" E along an East Line of said 1.47 acre tract and with a West Line of said lake, a distance of 13.119', to a ½" iron pin (found) for a corner near the edge of said lake;


Thence S 06° 40' 11" W along an East Line of said 1.47 acre tract and with a West Line of said lake, at 81.080', passing a ½" iron pin (found), same being the most Northerly Northwest corner of a 0.360 acre tract of land out of the center portion of said 1.47 acre tract, and continuing same course, in all, a distance of 133.217', to a ½" iron pin (set) for a corner, same being the Southeast corner of this tract, and same also being an inside corner of said 0.360 acre tract;

Thence S 76° 42' 10" W over said 1.47 acre tract and along a North Line of said 0.360 acre tract, a distance of 132.647', to a ½" iron pin (found) for a corner in an East Line of said County Road, same being the Southwest corner of this tract, and same also being the most Westerly Northwest corner of said 0.360 acre tract;

Thence N 08° 36' 15" W along the West Line of said 1.47 acre tract and along an East Line of said County Road, a distance of 145.004', to the *Place of Beginning* and containing **0.500** acre of land.

The bearings recited herein are based upon the East Line of said County Road, being N 08° 36' 15" W. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed November 26, 2014.

November 25, 2014


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

