

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 8th day of December, 2016, **MARY BARNETT**, a single person, executed a Texas Home Equity Deed of Trust to **Greg Wilson**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **LAMAR NATIONAL BANK, Paris, Texas**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$40,000.00; such Deed of Trust being recorded in Instrument No. 139050-2016, 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 **LAMAR NATIONAL BANK, Paris, Texas**, 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 4th day of June, 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 at the 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 described as follows:

The real property and premises located at **10811 FM 38 N, Honey Grove, TX 75446**,
Situated about 14 ½ miles North 77 Deg. West of the City of Paris, County of Lamar, and State of Texas, a part of the John L. Dillingham Survey, Abst. No. 292, containing 1.001 acres of land; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

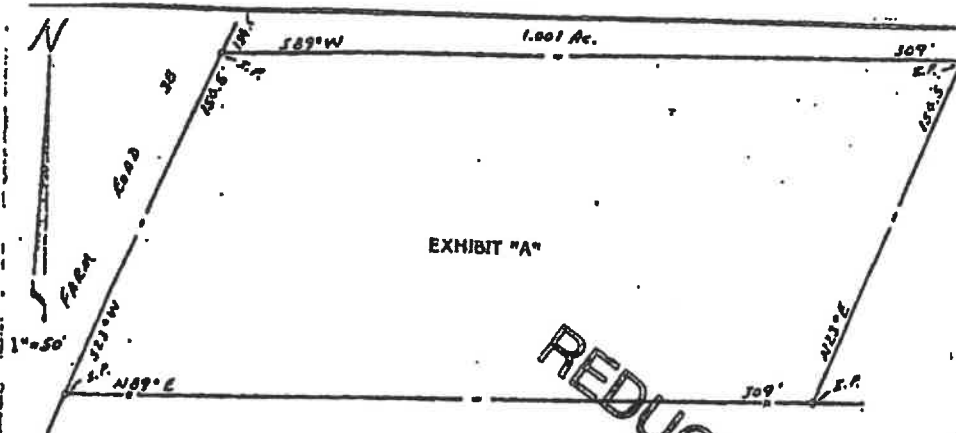
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 6th day of May, 2024.



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 6th DAY OF May, 2024.



FIELD NOTES

Situated about 14 1/2 miles North 77 Deg. West of the City of Paris, County of Lamar, and State of Texas, a part of the John L. Dillingham Survey #292, and being a part of a 32.32 acre tract of land conveyed Mabel C. Lynn by deed recorded in Vol. 634, Page 351, of the Deed Records of said County and State.

Beginning at an iron pin for corner at the most Westerly Southwest corner of said 32.32 acre tract, said point being the most Westerly Northwest corner of a 42.31 acre tract of land as shown in a Contract of Sale and Purchase between the Veteran's Land Board and William T. Phillips as recorded in Vol. 582, Page 250, of said Deed Records.
 Thence North 89 Deg. East a distance of 309 ft. to an iron pin for corner;
 Thence North 23 Deg. East a distance of 154.5 ft. to an iron pin for corner;
 Thence South 89 Deg. West a distance of 309 ft. to an iron pin for corner;
 Thence South 23 Deg. West along the East Boundary Line of Farm Road 38 a distance of 154.5 ft. to the place of beginning and containing 1.001 acres of land.

I, J.H. Nelson, Registered Public Surveyor of Texas, No. 4025, certify that the above depicted and described tract of land was taken from an actual survey made by me on the ground on the 14th day of March, 1984.

J.H. Nelson
 J.H. Nelson, R.P.S. No. 4025

STATE OF TEXAS
 COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared J.H. Nelson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of March, 1984.

W.C. [Signature]
 Notary Public, Lamar Co., Texas

EXHIBIT A