

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 16th day of August, 2016, **PHYLLIS J. HOPKINS**, executed a Deed of Trust to **TERESA WOODARD**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **LIBERTY NATIONAL BANK IN PARIS**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$49,999.00; such Deed of Trust being recorded in Instrument No. 135753-2016, 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 **LIBERTY NATIONAL BANK IN PARIS**, 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 2nd day of July, 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 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 **1330 12th St NE, Paris, TX 75460**,

Being a part of the Headright Survey in the name of Reddin Russell and a part of 108 acre tract allotted to Mary E. Craddock by the Commissioners who partitioned the estate of John E. Craddock, deceased, and a part of a two acre tract deed to me by J.N. House No. 14, 1892, recorded in Book 74, Page 68, LCDR.

BEGINNING at the SW corner of said land herein deed and the NW corner of a lot sold by me J.M. Cowdry to Willie Caldwell, a stake;

THENCE NORTH 150 feet to the SE corner of a lot deeded by J.M. Cowdry to T.L. Guthrie, a stake;

THENCE EAST 210 feet to the N.W. corner of the S.E. corner of the said lot sold by J.M. Cowdry to T.M. Guthrie;

THENCE SOUTH 150 feet to the S.E. corner and the N.E. corner of the said lot by J.M. Cowdry to Willie Caldwell;

THENCE WEST with the West Boundary Line of the Willie Caldwell tract 210 feet to the place of beginning.

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 4th day of June, 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 4 DAY OF June, 2024.