

NOTICE OF TRUSTEE'S SALE BY Substitute TRUSTEE

WHEREAS, on the 24th day of October 2023, **Sylvia RODRIGUEZ GONZALEZ**, executed a Deed of Trust conveying to Horacio Fernandez, Trustee, the Real Estate hereinafter described, to secure The Monroe Land Trust, PO Box 803262, Dallas, Texas, 75380-3262, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number **209074-2023**, of the Deed Records of LAMAR County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned or by the Substitute Trustee David Alexander to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 4th day of February, 2025, between Ten (10:00 a.m.) o'clock a.m. and One (1:00 P.M) o'clock p.m.**, I will sell said Real Estate, to-wit: **the East Foyer, just inside what is now called the first floor East Entrance to the LAMAR COUNTY Courthouse, 119 North Main Street, Paris, Texas**, which is the place designated by the Lamar County Commissioners Court, to the highest bidder for cash, under the terms of the Deed of Trust, conveyance shall be made without any representations or warranties whatsoever, express or implied.

Said Real Estate is described as follows:

Legal description of land: **Being: All that certain tract or parcel of land being a part of the J. T. HARMON HEADRIGHT, D. Draper assignee;**

BEGINNING at a point on Monroe Street in the Town of Deport, Texas, 40 feet West and 5 feet South of the Northwest corner of a lot now owned by T. F. Petty, on the South side of said Monroe Street;

THENCE West 295 feet with the South line of said Monroe Street a stake;

THENCE South 245 feet, a stake;

THENCE East 295 feet, a stake;

THENCE North 245 feet to the PLACE OF BEGINNING, and being the same property deeded to M. H. Grant by the Deport State Bank, on January 16, 1931, as shown by deed of record in Volume 228, Page 127, of the Deed Records of Lamar County, Texas.

More Commonly Known As: 637 Monroe St., DePort, Texas 75435

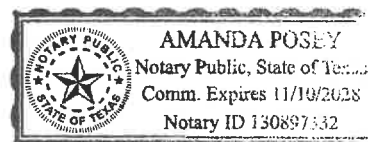
WITNESS MY HAND, this 8th day of January, 2025.

Horacio Fernandez, TRUSTEE

State of Texas *
County of LAMAR *

Sworn to and subscribed before me on this 8th day of January, 2025 by Horacio Fernandez TRUSTEE.

Notary Public, State of Texas



RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 9th DAY OF Jan 2025