

Notice of Foreclosure Sale

April 11, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 29, 2016
Grantor: Stanley Davis and Nelda Davis, a married couple
Trustee: Sydney Young
Lender: Ivey Fay Woodard
Recorded in: Instrument No. 138754-2016, Lamar County Official Public Records

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$52,000.00, executed by Stanley Davis and Nelda Davis, a married couple ("Borrower") and payable to the order of Lender

Assignment: Assignment of Note and Lien from Ivey F. Woodard to Vance Woodard is recorded in the Lamar County Official Public Records under instrument number 217353-2024 on October 4, 2024.

Substitute Trustee: Chris W. Fitzgerald

Substitute Trustee's Address: P.O. Box 651, Paris, Texas, 75461 (Mail Only); 32 W Plaza Street, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, May 6, 2025
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: The East foyer, First Floor of the Lamar County Courthouse, 119 N. Main Street, Paris, Lamar County, Texas 75460

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF April, 2025.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vance Woodward bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lance Woodward, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lance Woodward passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lance Woodward. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Chris W. Fitzgerald, Substitute Trustee

EXHIBIT A

TRACT I:

A tract of .48 acres in the ALEXANDER BELL SURVEY, situated in Lamar County, Texas, described as follows:

BEGINNING 200 feet West of the Southeast corner of the Caviness Gin Lot, a stake;

THENCE West 140 feet, a stake;

THENCE North 150 feet, a stake;

THENCE East 140 feet, a stake;

THENCE South 150 feet to the PLACE OF BEGINNING.

TRACT II:

Situated about 7.5 miles North 20° West of the City of Paris, Lamar County, Texas, a part of the ALEXANDER BELL SURVEY and being the same land conveyed to Winfred Templeton et ux by deed recorded in Book 342, Page 92, Lamar County Real Property Records, and being described as follows:

BEGINNING at a fence post found for corner in the North line of F. M. Highway 1499, the Southeast corner of said Templeton tract;

THENCE North 88° 35' West with said North line a distance of 140.0 feet to fence post found for corner;

THENCE North a distance of 150.0 feet to an iron pin set for corner;

THENCE South 88° 45' East a distance of 140.0 feet to a fence post found for corner;

THENCE South a distance of 150.0 feet to the PLACE OF BEGINNING.