

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of February, 2025, **JOSHUA L. WIGLEY**, executed a Deed of Trust to **WILLIAM H. COLEMAN**, 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 \$229,161.08; such Deed of Trust being recorded in Instrument No. 220918-2025, Titus 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 Titus 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 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 7th day of April, 2026, 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 East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas; as established by Resolution of the Commissioner's Court of Lamar County, of record in the Real Property Records of 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 **677 CR 45400, Paris, TX 75462**, being more fully described in Exhibit "A" attached.

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 23rd day of February, 2026.



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
On this the 23 day of Feb, 26.

EXHIBIT "A"

Being 9.99 acres of land situated N 42° E 12.6 miles from the City of Paris, Lamar County, Texas, said 9.99 acres being part of the J.L. Argolia Survey, Abstract Number 1 as well as being all of a called 10 acre tract of land conveyed from H.B. Easterwood and wife, Leona Easterwood to M.L. Jones, and Mrs. J.D. Jones on January 13, 1945 and recorded in volume 277, page 83 of the Deed Records of said county. The said 9.99 acres being more fully described by metes and bounds as follows:

Beginning at a ½ inch capped iron rod found at the Southeast corner of the aforementioned called 10 acre Jones tract, said rod also being the Northeast corner of a tract of land conveyed from David Odell Cannon to Gary Winfred Weaver and wife Wilma Inez Weaver on September 23, 1994 and recorded in volume 475, page 147 of the Real Property Records of said county, and said rod also being in the West boundary line of a tract of land conveyed from Henry B. Jones to Bunny Joe Stovall, Henry Brad Stovall and Joseph Craig Stovall on October 20, 2003 and recorded as tract one in volume 1392, page 296 of the Official Public Records of said county and said rod also being located in the West line of County Road number 45400;

Thence West (Reference Bearing), along the South boundary line of the aforementioned called 10 acre Jones tract, at a distance of 214.11 feet passing a ½ inch capped iron rod which bears South 1.24 feet, continuing on at a distance of 402.37 feet passing a ½ inch capped iron rod found at the Northwest corner of the aforementioned Weaver tract which bears South 71.82 feet and continuing on for a total distance of 706.48 feet to a ¼ inch capped iron rod found at the Southeast corner of the aforementioned called 10 acre Jones tract, and said rod also being located at an old corner on the East boundary line of a called 28.16 acre tract of land conveyed from Shalle Sanders Easterwood, Mildred Easterwood Linka, and Roy Jack Easterwood to Victor Earl Easterwood on August 11, 1969 and recorded as tract four in volume 499, page 395 of the Deed Records of said county;

Thence N 00°33'38" W, a distance of 774.13 feet to a 6 inch diameter Bois' d Arc fence corner post found at the Northwest corner of the aforementioned called 10 acre Jones tract and at the most northern Northeast corner of the aforementioned called 28.16 acre Easterwood tract, said fence corner post also being located in the south boundary line of a called 13.4 acre tract of land conveyed from Giles L. Jones to H.B. Jones and Vignon Jones on November 22, 1947 and recorded in volume 306, page 75 of the Deed Records of said county;

Thence S 89°20'38" E, along the South boundary line of the aforementioned called 13.4 acre Jones tract, at a distance of 385.04 feet passing a ½ inch capped iron rod set in the West line of County Road 45400 and continuing on for a total distance of 422.28 feet to a ½ inch capped iron rod set on the East edge of pavement of County Road 45400, said rod also being in the West boundary line of the aforementioned Stovall tract;

Thence S 20°45'12" E, along the West boundary line of the aforementioned Stovall tract, a distance of 822.64 feet to the Point of Beginning and continuing 9.99 acres of land, of which 0.33 acres lies County Road 45400.