

Notice of Foreclosure Sale

April 7, 2022

Deed of Trust ("Deed of Trust"):

Dated: July 30, 2020
Grantor: Almer Jamerson
Trustee: Brad Hutchinson
Lender: Caledonia Investment, LLC
Recorded in: Instrument No. 173005-2020, 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 \$9,500.00, executed by Almer Jamerson ("Borrower") and payable to the order of Lender
Substitute Trustee: Chris W. Fitzgerald
Trustee's Address: 32 West Plaza, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, May 3, 2022
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
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 Caledonia Investment, LLC's 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, Caledonia Investment, LLC, the owner

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ON THIS THE 11th DAY OF April, 2022

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.

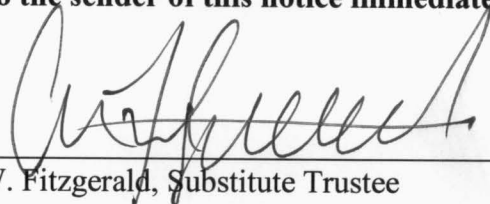
If Caledonia Investment, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Caledonia Investment, LLC. 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

Being City of Park, Block 136, Lot 16, 641 4th SW, and being more fully described as a part of the
Larkin Estate Survey within the corporate limits of the City of Paris, on the East side of 4th Street
SW (formerly designated as Travis Street), and being a part of land conveyed by G.W. Wright to
Wm. Brown, described by metes and bounds as follows:
Beginning at a stake at the SE corner of a lot hereinafter sold by Brown to Rice;
Thence West with Rice's South Boundary Line 107 feet, more or less, a stake in the East
Boundary Line of 4th Street SW,
Thence South 104 feet, more or less, to the NW corner of a lot formerly owned by B.S.
Brown;
Thence East with Brown's North Boundary Line 107 feet, more or less, a stake;
Thence North 104 feet, more or less, to the place of beginning, and being the same property
conveyed to Emily White, by Warranty Deed with Vendor's Lien dated May 23, 1908, from Lorenza
McCule, Emma Mae Hill, Napoleon Landell and Frank Jackson, recorded in Volume 763, Page 1,
Lansy County Real Property Records.

EXHIBIT "A"