

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 25th day of October, 2013, **STEVEN LEE HOLUBOK and LESLIE DION BRENNER** executed a Deed of Trust to **A. W. Clem**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **GEORGE E. SHOEMAKE** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$167,500.00; such Deed of Trust being recorded in Document No. 110844-2013, Lamar County Official Records; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **GEORGE E. SHOEMAKE**, the legal owner and holder of such indebtedness, has requested me, **A. W. Clem**, as Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

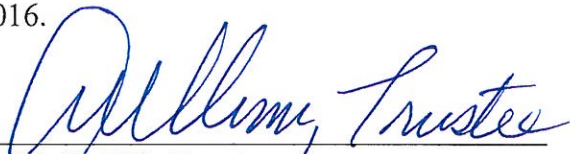
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of November, 2016, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises in the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is more fully described as follows:

The real property and premises at **3025 NE 33rd Street, Paris, Texas 75460**, also known as Lot No. 12 in Block "C" of The Hills Addition, No. 2, part of the Wesley Askins Survey, Abst. No. 7, according to plat of such Addition of record in Envelope 364-D, Lamar County Plat Records; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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 5th day of October, 2016.



A. W. CLEM, Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

FILED FOR RECORD
Lamar County, Texas
16 OCT 30 PM 1:46
COUNTY CLERK
SYLVIA L. DEWITT
CLERK

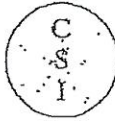


EXHIBIT A

CHALAIRE SURVEYING, INC.
BOUNDARY • TOPOGRAPHY • CONSTRUCTION

Field Notes

3025 33rd Street NE

In the City of Paris, Lamar County, Texas

Being a 0.4873 acre tract of land in the Wesley Askins Survey, Abstract No. 7, in the City of Paris, Lamar County, Texas; being all of Lot 12, Block C of The Hills No. 2, as recorded in Envelope 364-D of the Lamar County Plat Records (L.C.P.R.); being all of that certain tract of land described in deed dated May 22, 2008, to Clyde E. Scott, recorded in Document Number 059930-2008 of the Lamar County Official Public Records (L.C.O.P.R.), said 0.4873 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are based on North 56 degrees 53 minutes 12 seconds West along the south boundary line of Lot 12 according to Envelope 364-D, L.C.P.R.):

BEGINNING at a point in a curve to the left in the southwest right-of-way line of 33rd Street NE (Darnell Drive and 50 feet wide according to Env. 364-D, L.C.P.R.) for the north corner of Lot 11 of said Block C and the northeast corner of the herein described tract, from which a found 1/2-inch iron rod with cap bears South 30 deg. 07 min. 26 sec. West, a distance of 0.18 feet;

- 1.) THENCE South 30 deg. 07 min. 26 sec. West, along the northwest boundary line of said Lot 11, a distance of 169.77 feet to a 1/2-inch iron rod with cap set in the southwest boundary line of said Block C and the northeast boundary line of Lot 10A, Block L of The Hills No. 2 for the west corner of said Lot 11, from which a 1/2-inch iron rod with cap found for the south corner of said Lot 11 bears South 56 deg. 53 min. 12 sec. East, a distance of 136.34 feet;
- 2.) THENCE North 56 deg. 53 min. 12 sec. West, along the southwest boundary line of said Block C and the northeast boundary line of said Block L and said Lot 10A, at a distance of 150.00 feet passing a 1/2-inch iron rod with cap found for an angle point in the southeast right-of-way line of Abby Lane (50 feet wide according to Env. 364-D, L.C.P.R.) for the north corner of said Block L and said Lot 10A, and continuing along the southeast right-of-way line of Abby Lane, a total distance of 154.37 feet (plat call 150.38 feet) to a 1/2-inch iron rod with cap set for an angle point in the southeast right-of-way line of Abby Lane for the west corner of said Block C;
- 3.) THENCE North 49 deg. 42 min. 17 sec. East, along the southeast right-of-way line of Abby Lane, a distance of 182.32 feet to a 1/2-inch iron rod with cap set in said curve to the left in the southwest right-of-way line of 33rd Street NE, from which a 1/2-inch iron rod with cap found at the intersection of the northwest right-of-way line of Abby Lane and the southwest right-of-way line of 33rd Street NE for the east corner of Lot 1, Block K of The Hills No. 2 bears North 45 deg. 54 min. 17 sec. West, a distance of 50.24 feet;
- 4.) THENCE along the southwest right-of-way line of 33rd Street NE with said curve to the left having a radius of 434.25 feet, a central angle of 12 deg. 22 min. 24 sec., an arc length of 93.78 feet, and a chord that bears South 53 deg. 42 min. 24 sec. East, a distance of 93.60 feet to the POINT OF BEGINNING and containing 0.4873 acre of land.

I, Dennis E. Chalaire, certify that the above property description and the accompanying plat dated July 16, 2009, represent a survey made on the ground under my supervision.

Dennis E. Chalaire

Date: July 16, 2009

Dennis E. Chalaire, R.P.L.S. No. 5469
File: 9042

