

**Notice of Trustee's Sale**

**Date:** August 3, 2016

**Substitute Trustee:** James Edwards

**Substitute Trustee's Address:** 819 Lamar Ave. Paris, Tx. 75460

**Mortgagee:** Philip Wells, a single individual; and Sybil K. Colson, a single individual

**Note:** Note dated \_February 12, 2014 \_ in the amount of \$ 31,000.00.

**Deed of Trust**

**Date:** February 12, 2014

**Grantor:** Juan Ramos and Venessa Ramos, a married couple

**Lender:** Philip Wells and Sybil K. Colson

**Recording information:** N. 113407-2014 Lamar County Clerk's Office

**Property:** Lot Eight (8) and the South 10 feet of Lot Nine (9) in Block Eight (8) of the Gibbons Braden Addition within the corporate limits of the City of Paris, a part of the Larkin Rattan Survey, Abst. No. 778, according to plat of such addition of record in Book 1, Page 19, Lamar County Plat Records, and being the same property described in deed to Philip H. Whitaker, ex ux, of record in Book 599, Page 655, Lamar County Deed Records; reference being made to all the above mentioned instruments and records for all necessary purposes. The property known as 1216 15th S.E., Paris, Texas 75460.

**County:** Lamar

**Date of Sale (first Tuesday of month):** September 6, 2016

**Time and Place of Sale:** Between 10:00 a.m. and 4:00 p.m. in an area designated by the Commissioners Court, of Lamar County , pursuant to §51.02 of the Texas Property Code as amended.

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

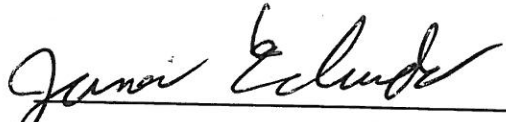
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LAMAR COUNTY, TEX  
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COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

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.

Mortgagee has appointed James Edwards as the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICE.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



James Edwards

819 Lamar Ave. Paris, Tx. 75460