

17 JAN 17 PM 1:46

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
JAMES W. BESSON
COUNTY CLERK

STATE OF TEXAS ' ' ' BY _____ DEPUTY
COUNTY OF LAMAR ' ' ' KNOW ALL MEN BY THESE PRESENTS:

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.

WHEREAS, by Deed of Trust dated **October 19, 2013**, **Jaime Joel Cortes and wife, Corrina Anne Cortes**, hereinafter referred to as "Borrower", conveyed to **A.W. Clem**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

ALL THAT LOT, TRACT, OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN FOR ALL NECESSARY PURPOSES;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$27,000.00**, executed by said Borrower and payable to **Robert Huskins and Margaret Huskins**, (which note is hereby referred to as "note"), said Deed of Trust being recorded as **Instrument No. 111056-2013, Lamar County Official Public Records**, Lamar County Official Public Records, (herein referred to as "Deed of Trust"); and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **Robert Huskins** and **Margaret Huskins**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of **A. W. Clem**, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

NOW, THEREFORE, notice is given that on **Tuesday, February 7, 2017**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." **10:00 o'clock a.m.** is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, to-wit: **the East Foyer, just inside what is now called the first floor East entrance to the Lamar County Courthouse, 119 North Main Street, Paris, Lamar County, Texas** or as designated by the commissioner's court of said County.

WITNESS MY HAND this 17th day of January, 2017.



DON BIARD, Substitute Trustee
38 First Street NW
Paris, Texas 75460
(903) 785-1606

EXHIBIT A

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166 fx (903) 783-9159

Field Notes - 0.37 Acres

Situated about 10.3 miles North 10° East from the City of Paris, in the County of Lamar, State of Texas, a part of the S.M. Fulton Survey #329 and being part of lot 1, part of lot 2, part of lot 3 and part of lot 4 of Block 7 of the Lenoir Addition recorded in Vol. 53, Page 446 of the Deed Records of said County and State, said lots being conveyed to Robert Huskins and wife, Margaret Huskins by deed recorded in Vol. 579, Page 76 of the Real Property Records of said County and State.

Beginning at a 1/2" iron pin found at the Northerly Northeast corner of a called 0.49 acre tract of land (part of Block 7) conveyed to Carl Harcrow by deed recorded in Vol. 609, Page 106 of said Real Property Records, said point being in the Southerly boundary line of County Road #44070 (East Ohio Street per the Lenoir Addition plat) and being the most Northerly Northwest corner of the Huskins tract.


Thence South 15°37'27" West a distance of 108.70' to a point from which a chain link post bears South 34°0'42" East a distance of 0.29';

Thence South 74°22'33" East along a chain link fence a distance of 149.23' to a point from which a chain link post bears North 14°47'35" East a distance of 0.45';

Thence North 14°47'35" East passing said post and continuing on for a total distance of 108.71' to a 3/8" capped iron pin (HF 5699) set in the Southerly boundary line of said County Road and being the North boundary line of Block 7;

Thence North 74°22'33" West along said road a distance of 147.65' to the point of beginning and containing 0.37 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Lamar County, Texas Community Panel No. 480891-0005 A. Reference Bearing = the South boundary line of County Road #44070 and depicted on this plat as North 74°22'33" West.
File #090410

Hayden Foster  date 04/29/09

