

FILED FOR RECORD
LAMAR COUNTY, TEX.

17 JAN 11 PM 1:11 NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RUTH SIMMONS
COUNTY CLERK
BY _____

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.

THE STATE OF TEXAS)
COUNTY OF LAMAR)

Notice is hereby given that whereas, on November 15, 1999, Jerry D. Rhodes and wife Carolyn M. Rhodes, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 927, Page 27, Real Property Records, Lamar County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

November 28 _____, 20¹⁶, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

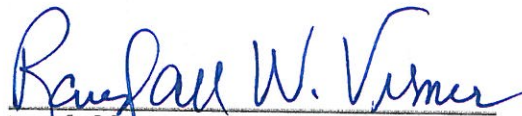
NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the East Foyer, just inside what is now called the first floor East entrance to the Lamar County Courthouse, 119 North Main Street, Paris, Lamar County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of February, being the 7th day of February 2017, the following land located in said county and more particularly described as follows:

SEE EXHIBIT A

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Unpaid ad valorem taxes.

EXECUTED this 11th day of January, 2017.


Randall W. Verner
Substitute Trustee
1809 W. Ferguson Rd., Suite E
Mt. Pleasant, TX 75455
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

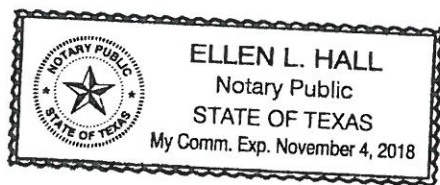
THE STATE OF TEXAS)

COUNTY OF LAMAR)

This instrument was acknowledged before me on January 11,
2017, by Randall W. Verner, as Substitute Trustee.

Ellen L. Hall
Notary Public, State of Texas

(SEAL)



7362

PROPERTY DESCRIPTION

Situated about 4 miles North 50° East of the City of Paris, Lamar County, Texas, a part of the Wesley Askins Survey, Abstract No. 7, and being a part of a 55.6 acre tract of land conveyed to Prantice Byers by deed recorded in Volume 384, Page 70 of the Lamar County Deed Records, and being further described as follows:

Beginning at a point for corner in the West Boundary Line of a tract of land conveyed to Hill Lawrence, said point being a distance of 272.1 feet from the Northwest corner of said Lawrence tract of land;

Thence South a distance of 134 feet to a point for corner;

Thence West a distance of 325.0 feet to a point for corner;

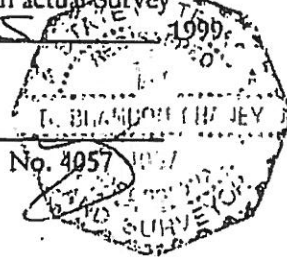
Thence North a distance of 134.0 feet to a point for corner;

Thence East a distance of 325.0 feet to the place of beginning, and containing 1.000 acre of land, more or less,

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, certify that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Nov. 15 1999.

RBC

R. Brandon Chaney, R. P. L. S. No. 4057



STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared R. Brandon Chaney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of Nov., A.D. 1999.

Michael H. Mason

NOTARY PUBLIC

STATE OF TEXAS



EXHIBIT A

7362

PROPERTY DESCRIPTION
ACCESS EASEMENT

Situated about 4 miles North 50° East of the City of Paris, Lamar County, Texas, a part of the Wesley Askins Survey, Abstract No. 7, and being a part of a 55.6 acre tract of land conveyed to Prantice Byers by deed recorded in Volume 384, Page 70 of the Lamar County Deed Records, and being further described as follows:

Commencing at an iron pin for corner in the West Boundary Line of a tract of land conveyed to Hill Lawrence, said point being a distance of 272.1 feet South from the Northwest corner of said Lawrence tract of land;

Thence West a distance of 325.0 feet to a point for corner;

Thence South a distance of 134.0 feet to a point for corner, the place of beginning;

Thence East a distance of 50.0 feet to a stake for corner;

Thence South 4° 11' West a distance of 52.64 feet to a stake for corner;

Thence West a distance of 72.73 feet to a stake for corner;


Thence North 89° 52' West a distance of 442.35 feet to a stake for corner;

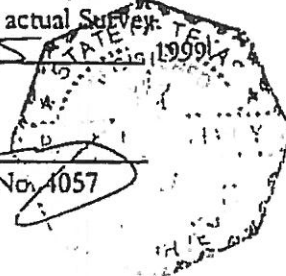
Thence North with the East Boundary Line of a public road a distance of 50.0 feet to a stake for corner;

Thence South 89° 52' East a distance of 468.92 feet to a stake for corner;

Thence North a distance of 2.5 feet to the place of beginning, and containing 0.596 acre of land, more or less.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, certify that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Nov. 15, 1999


R. Brandon Chaney, R. P. L. S. No. 4057



STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared R. Brandon Chaney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of Nov., A.D. 1999.



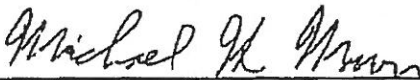

NOTARY PUBLIC STATE OF TEXAS

EXHIBIT A

RP 927 PAGE 034