

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

17 MAY 16 PM 1:41

WHEREAS, on the 26th day of June, 2014, **STEPHEN LANCE EVANS** executed a Deed of Trust to **BRAD RAMSEY**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **SECURITY FIRST NATIONAL BANK, Hugo, Oklahoma**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$63,583.80; such Deed of Trust being recorded in **Document No. 116783-2014**, Lamar County Official Records; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument dated May 15, 2017, of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **SECURITY FIRST NATIONAL BANK, Hugo, Oklahoma**, the legal owner and holder of such indebtedness, has requested me, **A.W. CLEM**, as Substitute 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 6th day of June, 2017, 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 property and premises at **74 CR 44050, Powderly, Lamar County, Texas 75473**, being a tract of 1.152 acres of land in the S. M. Fulton Survey, Abst. No. 329; 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 16th day of May, 2017.



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

Nelson Surveying Company

920 North Main Street Paris, Texas 75460
903-785-3551 fax 903-785-3899 e-mail jn@nsc.com

Jim Nelson, owner

J. E. Nelson, Registered Professional Land Surveyor of Texas, #4025

This field journal was prepared by me in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Occupations Code, Title 13, and the Rules and Regulations of the State Board of Professional Engineers and Surveyors.

Field Book No. SA 1999-003 (27-1-00)

Reference Boundary Corner here [CR 4025]

FIELD NOTES

Situated about 0.5 miles North 13° West of the City of Paris, County of Lamar, and State of Texas, part of the S. M. Fulton Survey #329, and being a part of a called 9.18 acre tract of land conveyed to Flora Locklin by deed recorded in Vol. 703, Page 183, of the Deed Records of said County and State.

Beginning at a 1/2" capped (JMN - 4025) iron pin (f) for corner at the Northeasterly Northeast corner of a called 6.991 acre tract of land conveyed to Daniel Webster et ux by deed recorded in Vol. 1316, Page 23, of the Real Property Records of said County and State, said corner being South 88°23'13" East a distance of 50.00 feet from the Northwest corner of said Locklin 9.18 acre tract, said Webster 6.991 acre tract originally being a part of said Locklin 9.18 acre tract.

Thence South 73°19' West a distance of 196.62 feet to a 1/2" capped (JMN - 4025) iron pin (f) for corner at an el corner of said Webster 6.991 acre tract.

Thence South 88°58'03" East along the Easterly North Boundary Line of said Webster 6.991 acre tract a distance of 256.23 feet to a 1/2" capped (NELSON SURVEYING) iron pin (g) for corner.

Thence North 0°30'25" East along a fence a distance of 196.04 feet to a 1/2" capped (NELSON SURVEYING) iron pin (s) for corner.

Thence North 88°22'55" West along the South Boundary Line of Lamar County Road 44050 a distance of 252.26 feet to the place of beginning and containing 1.152 acres of land.

I, J.E. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify to Patricia Fabey, and completed by me on the 16th day of June, 2004, that there doesn't appear on the ground easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480891 0005 A of the Flood Hazard Boundary Maps.


J.E. Nelson, RPLS of Texas, #4025

6-16-04
date

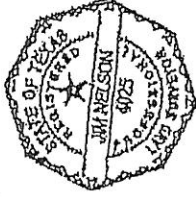


EXHIBIT "A"