

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** 17 MAY 16 AM 9:02

STATE OF TEXAS            '

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR         '

RUTH WILSON  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

**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 **November 6, 2014**, **Dario Rodriguez**, hereinafter referred to as “Borrower”, conveyed to Hilda Mallory, 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;**

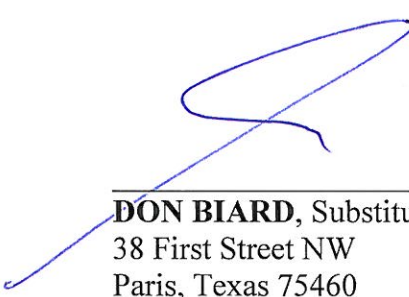
(herein referred to as “the property”), to secure that one certain promissory note therein described in the original principal sum of **\$250,000.00**, executed by said Borrower and payable to **William E. Cupit**, (which note is hereby referred to as “note”), said Deed of Trust being recorded as **Instrument No. 120026-2014, 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 William E. Cupit, 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 Hilda Mallory, 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, June 6, 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 **16th** day of **May, 2017**.



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

All that certain tract or parcel of land situated within the Corporate Limits of the City of Paris, in Lamar County, Texas; part of the George Cox Survey, Abstract No. 164, and being all of Lots 3 & 4 in Block 220 of the City of Paris, as shown on the unrecorded Plat, Page 23, of the Blocks and Additions Records of the City of Paris, and also being all of the called 143' x 216' tract of land described in a Deed to Excel Properties in Texas, and recorded in Volume 791, Page 121, of the Real Property Records of Lamar County, and being more particularly described as follows, to wit:

*Beginning* at a 3/8" iron pin in a 1' iron pipe (found) for a corner in the North Line of Lamar Avenue, same being the Southwest corner of said Excel lot, same being the Southwest corner of said Lot 3, and same also being the Southeast corner of Lot 2 of said City Block 220;

Thence N 00° 00' 00" E along the East Lines of Lot 2 and Lot 1 of said Block 220, and along the West Line of said Excel tract, a distance of 215.749', to a 1/2" iron pin (set) in the South Line of East Houston Street, same being the Northwest corner of said Excel tract, and same also being the Northeast corner of said Lot 1;

Thence N 89° 59' 38" E along the North Lines of said Lot 3 and Lot 4, and along the South Line of said Houston Street, at approx. 119', passing the Southwest corner of Lot 13 of said Block 220, and continuing same course, in all, a distance of 143.290', to a 3/8" iron pin (found) for a corner, same being the Northeast corner of said Excel tract, and same also being the Northwest corner of Lot 5 of said Block 220;

Thence S 00° 00' 00" W along the East Line of said Excel tract and along the West Line of said Lot 3, a distance of 215.749', to a 1/2" iron pin (set) for a corner in the said North Line of Lamar Avenue, same being the Southeast corner of said Excel tract, and same also being the Southwest corner of said Lot 5;

Thence S 89° 59' 38" W along the South Line of said Excel tract and along the North Line of said Lamar Avenue, a distance of 143.290', to the *Place of Beginning* and containing 0.710 acre of land.

The bearings recited herein are based upon the Deed call of the East Line of said Excel tract, being North-South. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed April 6, 2014.

April 6, 2014



Wendell J. Moore

Registered Professional  
Land Surveyor No. 5723