

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of March, 2014, **ROBERT W. SELF** executed a Deed of Trust to **BRAD HUTCHISON**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **HUGH BYRON DENNIS and wife, RUTH DENNIS**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$32,500.00; such Deed of Trust being recorded in **Document No. 113792-2014**, Lamar County Official Records; and

WHEREAS, **Ruth Dennis** has died, and under the Intestate Law of the State of Texas, **Hugh Byron Dennis** is her sole heir at law; 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 **HUGH BYRON DENNIS**, now 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 4th day of July, 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 on **County Road 33100 at Sumner in Lamar County, Texas**, being a tract of 10.00 acres of land out of the North ½ of Quartersection 2, Section No. 17, of the University Lands, patented to W. J. Parkhill, Abst. No. 1115; 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 12th day of June, 2017

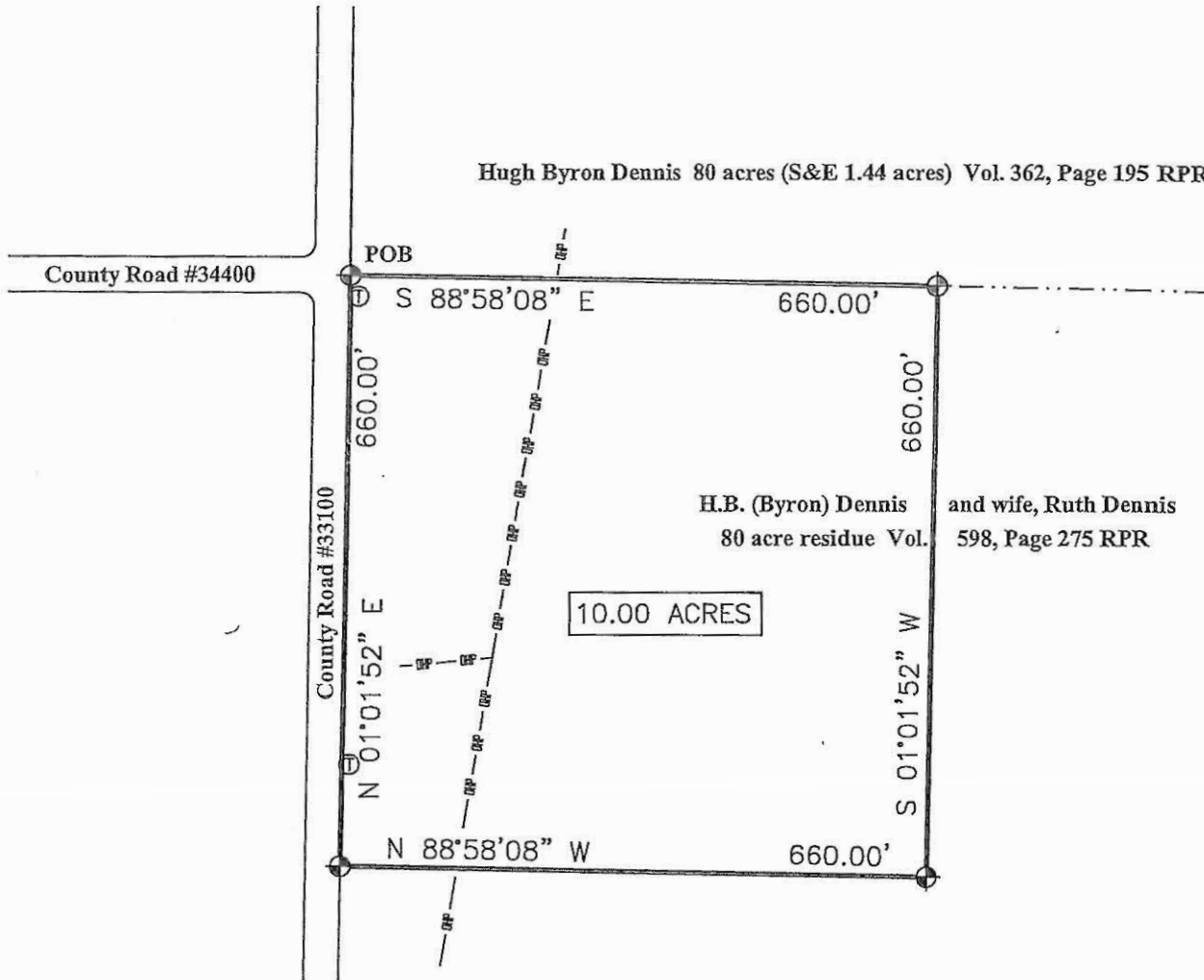


A. W. CLEM, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

FILED FOR RECORD
L. B. COOPER, JR.
17 JUN 12 AM 11:33

Part of the North 1/2 of Quartersection 2, Section No. 17, of the University Lands, patented to W.J. Parkhill #1115

Hugh Byron Dennis 80 acres (S&E 1.44 acres) Vol. 362, Page 195 RPR



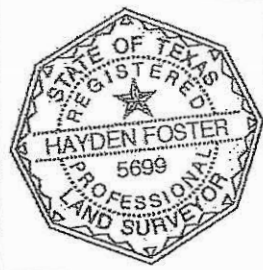
H.B. (Byron) Dennis and wife, Ruth Dennis
80 acre residue Vol. 598, Page 275 RPR

Hayden Foster
Hayden Foster RPLS #5699

03/03/14
date

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- ⊠ = bois d'arc post found
- ⊠ = post found
- ⊠ = conc. highway marker found
- ⊠ = 3/8" capped iron pin (HF 5699) set

- - - = survey line
- - - - = easement/building line
- - - - - = overhead power line
- x - = fence
- ⊙ = water meter
- ⊙ = gas meter
- ⊙ = telephone pedestal
- ⊙ = fire hydrant
- ⊙ = elec. trans. pedestal
- ⊙ = point of beginning



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. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. 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 Insurance Rate Map #48277C0300C for Lamar County, Texas. Reference Bearing = the East boundary line of County Road #33100 and depicted as N 01°01'52" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700.

EXHIBIT "A"

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

Field Notes – 10.00 Acres

Situated about 8.8 miles North 56° West from the City of Paris, in the County of Lamar, State of Texas, a part of the North ½ of Quartersection 2, Section No.17, of the University Lands, patented to W.J.Parkhill#1115 and being part of a called 80 acre tract conveyed to H.B.(Byron) Dennis and wife, Ruth Dennis by deed recorded in Vol. 598, Page 275 of the Real Property Records of said County and State.

Beginning at a 3/8" capped iron pin (HF 5699) set in the East boundary line of County Road#33100 and being in the center of the projected center line of County Road #34400.

Thence South 88°58'08" East a distance of 660.00' to a 3/8" capped iron pin (HF 5699) set;

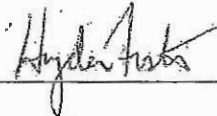
Thence South 01°01'52" West a distance of 660.00' to a 3/8" capped iron pin (HF 5699) set;

Thence North 88°58'08" West a distance of 660.00' to a 3/8" capped iron pin (HF 5699) set in the East boundary line of County Road #33100;

Thence North 01°01'52" East along the East boundary line of said County Road a distance of 660.00' to the point of beginning and containing 10.00 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. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. 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 Insurance Rate Map #48277C0300C for Lamar County, Texas. Reference Bearing = the East boundary line of County Road #33100 and depicted as N 01°01'52" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #: 140229

Hayden Foster



date 03/03/13

