

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

FILED FOR RECORD  
LAMAR COUNTY TEXAS  
17 AUG 11 AM 11:53

DEPUTY  
COUNTY CLERK

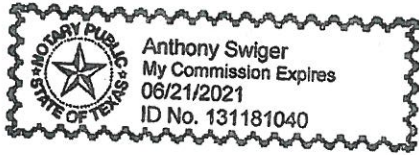
THE STATE OF TEXAS )  
COUNTY OF LAMAR )

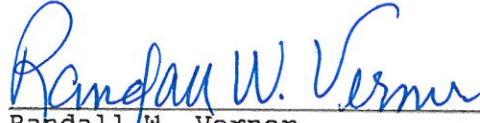
Notice is hereby given that whereas, on November 15, 1999, Jerry D. Rhodes and wife Carolyn M. Rhodes, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United 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

EXECUTED this 10 day of August, 2017.



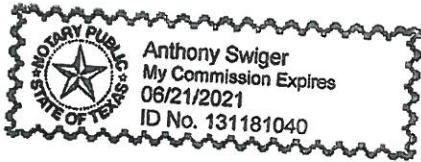
  
\_\_\_\_\_  
Randall W. Verner  
Substitute Trustee  
1809 W. Ferguson Rd., Suite E  
Mt. Pleasant, TX 75455  
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

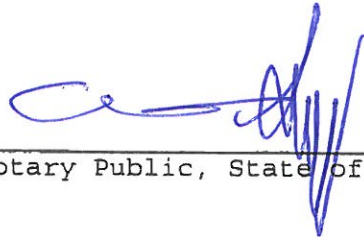
THE STATE OF TEXAS )

COUNTY OF LAMAR )

This instrument was acknowledged before me on August 10,  
20 17, by Randall W. Verner, as Substitute Trustee.



(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Texas

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;

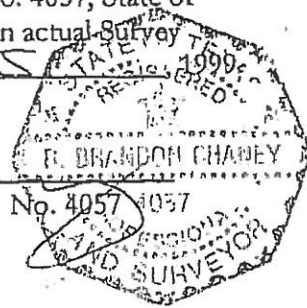
Thence North a distance of 134.0 feet to a point for corner;

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;

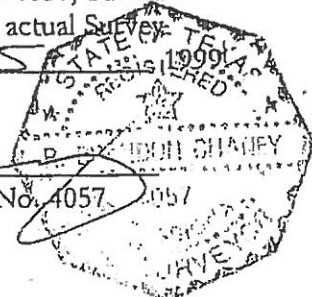
Thence South 89° 52' East a distance of 468.92 feet to a stake for corner;

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

*R. Brandon Chaney*

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

RP 927 PAGE 034