

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, TEX.  
18 FEB -8 AM 11:29

THE STATE OF TEXAS )  
COUNTY OF LAMAR )

Notice is hereby given that whereas, on July 29, 1997, Edwin Elie McLaughlin and Bonnie Sue McLaughlin, executed a deed of trust to the State Director of the Farmers Home Administration 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 Book 706, Page 62, Real Property Records, then corrected and recorded in Book 748, Page 181 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 14, 2017, 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 March 2018, being the 6th day of March, the following land located in said county and more particularly described as follows:

Being all that certain tract of land situated in the Town of Blossom, Lamar County, Texas, a part of the M. Mowery Survey and being Lots 1 and 2, Block 44 of the Town of Blossom as shown by plat recorded in Volume F-2, Page 544, of the Lamar County Deed Records and being the same Lots conveyed to Doris Moore by deed recorded in Volume 547, Page 80 of the Lamar County Deed Records;

BEGINNING at an iron pin found for the Northeast corner of said Lot 1 at the intersection of the South line of Main Street with the West line of Hickory Street;

THENCE South 1 Degree, 51 Minutes West with said West line a distance of 125.0 feet to an iron pin found for corner in the North line of an alley;

THENCE West with said North line a distance of 100.0 feet to an iron pin found for corner the Southwest corner of said Lot 2 and Southeast corner of Lot 3;

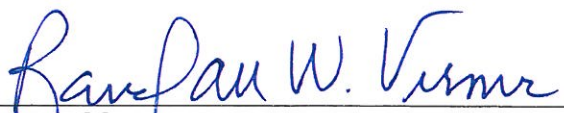
THENCE North 1 Degree 51 Minutes East with the West Line of Lot 2 and East Line of Lot 3 conveyed to Rosemary Gray by deed recorded in Volume 110, Page 270, of the Lamar County Deed Records a distance of 125.0 feet to an iron pin found for corner in the South line of Main Street;

THENCE East with the South line a distance of 100.0 feet to the place of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Unpaid ad valorem taxes.
3. Any portion of subject property within the bounds of a public road.
4. Any visible and apparent roadways and easements running over or across subject property, the existence of which does not appear of record.

EXECUTED this 7<sup>th</sup> day of February, 2018.

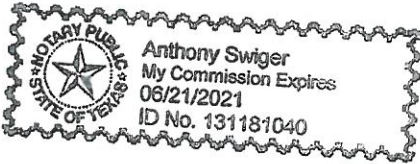
  
\_\_\_\_\_  
Randall Verner  
Substitute Trustee  
1809 Ferguson Road, Suite E  
Mt. Pleasant, TX 75455  
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

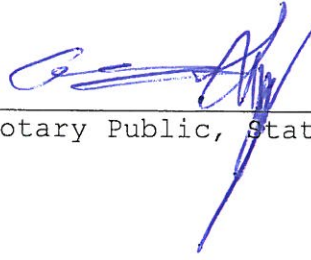
THE STATE OF TEXAS )

COUNTY OF LAMAR )

This instrument was acknowledged before me on 7th of February,  
2018, by Randall Verner, as Substitute Trustee.



(SEAL)

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