

STATE OF TEXAS δ
 δ
COUNTY OF LAMAR δ

FILED FOR RECORD
LAMAR COUNTY, TEX

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RUTH SISSON
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

BY _____ DEPUTY

Date: December 18, 2017

Deed of Trust, ("Deed of Trust"):

Dated: **JULY 1, 2013**

Grantor: **SABRINA M. SEXTON ANDERSON and
 JAMES L. ANDERSON, JR.**

Trustee: **Hilda Mallory**

Trustee's Address: **815 S.E. 40th St., Paris, TX 75462**

Lender: **RWH PARTNERS, LTD., A Texas Limited Partnership, in care of
 Its General Partner, NEW EQUITY, INC., a Texas Corporation,
 In care of its President, WILLIAM O. HAYTER**

Recorded in: **Instrument No. 108540-2013, Official Records of Lamar County,
 Texas**

Secures: **Lien Note ("Note") in the original principal amount of \$32,619.00
 Dollars, executed by Grantor and payable to the order of
 Lender, and all other indebtedness of Grantor to Lender.**

Property: **The real property and improvements described as follows:**

All that certain lot, tract or parcel of land, lying and being situated within the Corporate Limits of the City of Paris, Lamar County, Texas, a part of the Larkin Rattan Survey, Abst. #778, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all necessary purposes, the same as if set forth herein verbatim.

FORECLOSURE SALE:

Date: **Tuesday, February 5, 2018.**

Time: **The sale of the Property ("Foreclosure Sale") will take
 place between the hours of 1:00 P.M. and 4:00 P.M., local
 time; the earliest time at which the Foreclosure Sale will
 begin is 1:00 P.M.**

Place: **Lamar County Courthouse located at 119 N. Main Street
 in the City of Paris, Texas, in the area designated by the
 Lamar County Commissioners Court on the steps inside**

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the front door on the first floor of the Lamar County Courthouse.

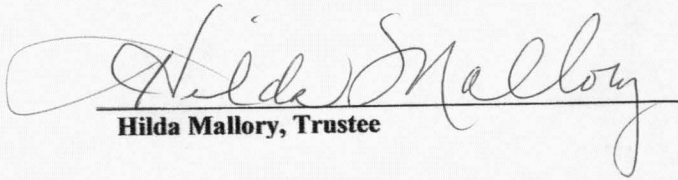
Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and personal property, if any, described in the Deed of Trust in accordance with the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

THEREFORE, Notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.


Hilda Mallory, Trustee

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Exhibit A

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE LARKIN RATOM SURVEY, ABSTRACT NO. 778, ALSO BEING THE SAME LAND CONVEYED TO RICKY MACK WHITE AND WIFE, REBECCA R. WHITE, AND DEBRA LYNN WHITE BY DEED RECORDED IN VOLUME 583, PAGE 092 OF THE LAMAR COUNTY REAL PROPERTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SAID WHITE TRACT, SAID POINT BEING IN THE SOUTH BOUNDARY LINE OF OLD JEFFERSON ROAD;

THENCE NORTH $89^{\circ} 34' 10''$ EAST WITH SAID SOUTH BOUNDARY LINE A DISTANCE OF 96.96 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SAID WHITE TRACT;

THENCE SOUTH $0^{\circ} 00' 45''$ EAST A DISTANCE OF 162.00 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SAID WHITE TRACT;

THENCE SOUTH $89^{\circ} 28' 15''$ WEST A DISTANCE OF 97.00 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SAID WHITE TRACT;

THENCE NORTH A DISTANCE OF 162.17 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.361 ACRE OF LAND.
