

FILED FOR RECORD  
LAMAR COUNTY, TEX.

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

JAN 31 AM 10:49

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.

DEPUTY

1. **Date, Time, and Place of Sale.**

Date: March 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 2001 and recorded in Document VOLUME 1087, PAGE 325; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 102156-2012 & CLERK'S FILE NO. 124153-2015; AS AFFECTED BY PARTIAL RELEASE IN CLERK'S FILE NO. 102157-2012 real property records of LAMAR County, Texas, with TONI HARMON AND CHAYNE HARMON, grantor(s) and ADAMS FIRST FINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TONI HARMON AND CHAYNE HARMON, securing the payment of the indebtednesses in the original principal amount of \$87,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

*Robert Lamont by Keni Melus*

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO, AURORA CAMPOS, JONATHAN HARRISON, OR RAMIRO CUEVAS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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EXHIBIT "A"
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## TRACT I

BEING A 1.001 ACRE TRACT OF LAND SITUATED ABOUT 7 MILES NORTH 22 DEGREES WEST OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE B. S. EWING SURVEY 315, AND BEING A PART OF A 64.41 ACRE TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED TO EDGAR E. MCEWIN RECORDED IN VOLUME 315, PAGE 609 OF THE LAMAR COUNTY RECORDS.

BEGINNING AT A CONCRETE RIGHT OF WAY MONUMENT IN THE WEST BOUNDARY LINE OF F.M. HIGHWAY 1499, SAID MONUMENT BEING SOUTH 25 DEGREES 20 MINUTES 24 SECONDS EAST OF THE INTERSECTION OF THE WEST LINE OF SAID 64.41 ACRE TRACT WITH THE WEST LINE OF SAID F.M. HIGHWAY 1499;

THENCE SOUTH 21 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 74.53 FEET TO A CONCRETE RIGHT OF WAY MONUMENT, BEING THE SOUTHEAST CORNER OF SAID 1.001 ACRE TRACT;

THENCE WITH THE NORTH AND EAST LINE OF AN ABANDONED COUNTY ROAD AS FOLLOWS:

NORTH 85 DEGREES 09 MINUTES 10 SECONDS WEST A DISTANCE OF 239.05 FEET TO A 1/2" IRON ROD;

NORTH 61 DEGREES 07 MINUTES WEST A DISTANCE OF 30.82 FEET;

NORTH 35 DEGREES 34 MINUTES WEST A DISTANCE OF 21.83 FEET;

NORTH 17 DEGREES 33 MINUTES WEST A DISTANCE OF 23.79 FEET;

NORTH 7 DEGREES 26 MINUTES WEST A DISTANCE OF 13.35 FEET;

NORTH 0 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 84.20 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID 64.41 ACRE TRACT;

THENCE SOUTH 85 DEGREES 07 MINUTES EAST A DISTANCE OF 282.83 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID HIGHWAY AND BEING THE NORTHEAST CORNER OF THE 1.001 ACRE TRACT;

THENCE SOUTH 22 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 86.31 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT 0.06 ACRE TRACT OF LAND DESCRIBED IN PARTIAL RELEASE OF DEED OF TRUST FILED DECEMBER 4, 2012, RECORDED UNDER CLERK'S FILE NO. 102157-2012, REAL PROPERTY RECORDS, LAMAR COUNTY, TEXAS.

## TRACT II

SITUATED ABOUT 7.1 MILES NORTH 24° WEST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOHN B.S. EWING SURVEY #315 AND BEING PART OF A CALLED 0.677 ACRE TRACT CONVEYED TO ROBERT BLACK BY DEED RECORDED IN VOL. 1904, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE 0.677 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 1.001 ACRE TRACT CONVEYED TO TONI HARMON BY DEED RECORDED IN VOL. 1087, PAGE 322 OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT BEING IN THE EASTERLY BOUNDARY LINE OF A CALLED 20 ACRE 2ND TRACT CONVEYED TO DAVID BUSTER BY DEED RECORDED IN VOL. 401, PAGE 137 OF THE DEED RECORDS OF SAID COUNTY AND STATE.

THENCE NORTH 0°35'0" EAST ALONG AND OLD FENCE AND ALONG THE WEST BOUNDARY LINE OF THE 0.677 ACRE TRACT A DISTANCE OF 16.33' TO A POINT FROM WHICH A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE 0.677 ACRE TRACT BEARS NORTH 0°35'0" EAST A DISTANCE OF 98.18';

THENCE NORTH 78°29'54" EAST PASSING A 3/8" CAPPED IRON PIN (HF 5699) SET AT A DISTANCE OF 11.00' AND CONTINUING ON FOR A TOTAL DISTANCE OF 60.68' TO A 3/8" CAPPED IRON PIN (HF 5699) SET;

THENCE SOUTH 11°30'06" EAST A DISTANCE OF 35.96' TO A 3/8" CAPPED IRON PIN (HF 5699) SET IN THE SOUTH BOUNDARY LINE OF THE 0.677 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE 1.001 ACRE TRACT;

THENCE NORTH 84°11'14" WEST ALONG THE SOUTH BOUNDARY LINE OF THE 0.677 ACRE TRACT A DISTANCE OF 67.15' TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES, MORE OR LESS.

## TRACT III

SITUATED ABOUT 7.1 MILES NORTH 24° WEST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOHN B.S. EWING SURVEY #315 AND BEING PART OF A CALLED 0.677 ACRE TRACT CONVEYED TO ROBERT BLACK BY DEED RECORDED IN VOL. 1904, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE 0.677 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 1.001 ACRE TRACT CONVEYED TO TONI HARMON BY DEED RECORDED IN VOL. 1087, PAGE 322 OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT BEING IN THE WESTERLY BOUNDARY LINE OF FARM



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MARKET HIGHWAY 1499.

THENCE NORTH 84°11'14" WEST ALONG THE SOUTH BOUNDARY LINE OF THE 0.677 ACRE TRACT A DISTANCE OF 82.07' TO A 3/8" CAPPED IRON PIN (HF 5699) SET;

THENCE NORTH 78°29'54" EAST A DISTANCE OF 73.99' TO A 3/8" CAPPED IRON PIN (HF 5699) SET IN THE EAST BOUNDARY LINE OF THE 0.677 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID FARM MARKET HIGHWAY;

THENCE SOUTH 21°37'23" EAST ALONG THE WEST BOUNDARY LINE OF SAID FARM MARKET HIGHWAY A DISTANCE OF 24.81' TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES OF LAND, MORE OR LESS.



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