

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR

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.

WHEREAS, by Deed of Trust dated the 1st day of November, 2013, William B. Hood and Michell R. Hood, hereinafter referred to as "Borrower", conveyed to William H. Coleman, as Trustee, the following described property situated in Lamar County, Texas, to-wit:

SEE THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN FOR ALL NECESSARY PURPOSES;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of \$41,830.00, executed by said Borrower and payable to Liberty National Bank, (which note is hereby referred to as "note"), said Deed of Trust being recorded as Instrument No. 111124-2013, Lamar County Official Public Records, (herein referred to as "Deed of Trust"); and


WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and Liberty National Bank, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of William H. Coleman, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

NOW, THEREFORE, notice is given that on Tuesday, the 4th day of December, 2018, I will sell said property at the County Courthouse in Lamar County, Texas, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." 10:00 o'clock a.m. is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, to-wit: **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 or as designated by the commissioner's court of said County.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13 DAY OF NOV. 2018

WITNESS MY HAND this **13th** day of **November, 2018**.



DON BIARD, Substitute Trustee

38 First Street NW

Paris, Texas 75460

(903) 785-1606

A part of the Hiram Williams Survey within the corporate limits of the City of Paris, being Lot No. 4 in City Block No. 257-A, and being the same property conveyed to Raymond L. Windsor by deed of record in book 400, Page 229, Lamar County Real Property Records; described by metes and bounds as follows in accordance with a survey made by Elbert S. Nance, Registered Professional Land Surveyor, dated April 13, 1995:

BEGINNING at a ½" iron rod in the NB line of Pine Bluff Street, at the SE corner of Lot No. 4 above mentioned, this point being 572 feet West of the WB line of 25th Street NE;

THENCE NORTH 89 Deg. 11 Min. West 66.50 feet, a ½" iron rod in the NB line of Pine Bluff Street;

THENCE NORTH 220.00 feet, a metal fence corner post at the NW corner of Lot No. 4;

THENCE SOUTH 89 Deg. 11 Min. East 66.50 feet, a metal fence corner post at the NE corner of Lot No. 4;

THENCE SOUTH 220.00 feet to the place of beginning, and being the same property described in deed to Joshua Morgan Price and wife, Mitzi A. Price, dated April 28, 1995, of record in Book 522, Page 273, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A