

**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 **29th** day of **March, 2012**, **Angie M. Taylor**, hereinafter referred to as "Borrower", conveyed to **Teresa Woodard**, 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 **\$103,200.00**, 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. 095570-2012**, 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 Teresa Woodard, 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 5th** day of **February, 2019**, 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 14th DAY OF Jan, 2019.

WITNESS MY HAND this 14th day of January, 2019.



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**DON BIARD**, Substitute Trustee  
38 First Street NW  
Paris, Texas 75460  
(903) 785-1606

# EXHIBIT A

*Being:* 4.947 acres of land, a part of the Lamar School Land Survey # 528, lying and being situated on the North side of County Road 45800 in Lamar County, Texas. The said 4.947 acre tract being apart of a called 73.447 acre tract as conveyed to Dennis Van Auken and wife, Helen Van Auken in Volume 1694, Page 235 of the Official Records of Lamar County, Texas. The said 73.477 acre tract being a part of the First Tract and a part of a called 115.64 acre Second Tract described in a Warranty Deed from E. A. Gentry, Jr. to Willard Koehn and wife, Merita F. Koehn, dated July 12, 2000 of record in Volume 994, Page 22 of the Real Property Records of Lamar County, Texas. The said 4.947 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southwest corner of the 73.447 acre parent tract, a fence corner post, for the Point of beginning and the Southwest corner of this tract and at the Southeast corner of 35.1 acre tract as conveyed to Beverly Hafter in Volume 1002, Page 118, from which a ½" set iron rod bears S00°35'29"W 2 feet.

*Thence:* N00°35'29"E near a fence line a distance of 346.64 feet to a ½" set iron rod at a fence corner post, for the Northwest corner of this tract, in the East line of the referenced 35.10 acre Hafter tract.

*Thence:* N85°52'00"E near a fence line a distance of 262.96 feet to a ½" set iron rod, for a corner of this tract.

*Thence:* N86°53'03"E near a fence line a distance of 451.01 feet to a fence corner post on the North line of County Road 45800, for the Northeast corner of this tract, at a corner of the 73.447 acre parent tract, and at the Southwest corner of a called 31.568 acre tract conveyed to Raymond A. Fluck and wife, Jane E. Fluck in Document #084186-2010.

*Thence:* S29°51'28"W a distance of 336.60 feet to a point, for a corner of this tract, at a corner of the parent tract and in the North line of County Road 45800.

*Thence:* S45°34'36"W a distance of 106.85 feet to a point, for a corner of this tract, in the North line of County Road 45800.

*Thence:* S80°34'45"W a distance of 87.93 feet to a point, for a corner of this tract, at a corner of the parent tract and in the North line of County Road 45800.

*Thence:* S88°40'01"W near a fence line a distance of 385.58 feet to the Point of Beginning and containing 4.947 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor #4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 04/21/2011 and are true and correct and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.

  
CLARK R. SANDERSON R.P.L.S. #4765

