

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 1st day of January, 2008, **TIMOTHY ALLEN DUDLEY and wife, TERRI LYNN DUDLEY**, executed a Deed of Trust to **WILL BIARD**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **DAVID SEAY and wife, FRANCES SEAY**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$32,000.00; such Deed of Trust being recorded in **Document No. 060780-2008**, Lamar County Official Records; and

WHEREAS, **Frances Seay** has died, and under the Intestate Law of the State of Texas, **David Seay** is her sole heir at law; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument dated December 10, 2018, of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **DAVID SEAY**, now the legal owner and holder of such indebtedness, has requested me, **A.W. CLEM**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that – because the first Tuesday in January, 2019 is a National Holiday – by law effective September 1, 2017 this foreclosure proceeding will be held on Wednesday, the 2nd day of January, 2019, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises in the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

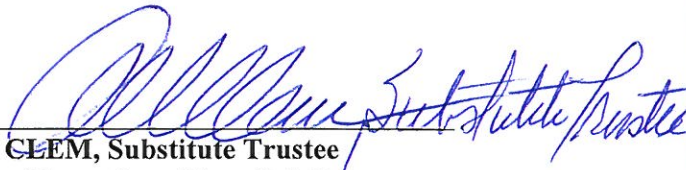
THE REAL PROPERTY mentioned above is more fully described as follows:

The property and premises at **3355 CR 44800, Blossom, Lamar County, Texas 75416**, being a tract of 1.033 acres of land about 12 miles North 75 Deg. East from the City of Paris, part of the Lamar County School Lands Survey, Abst. No. 528; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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.

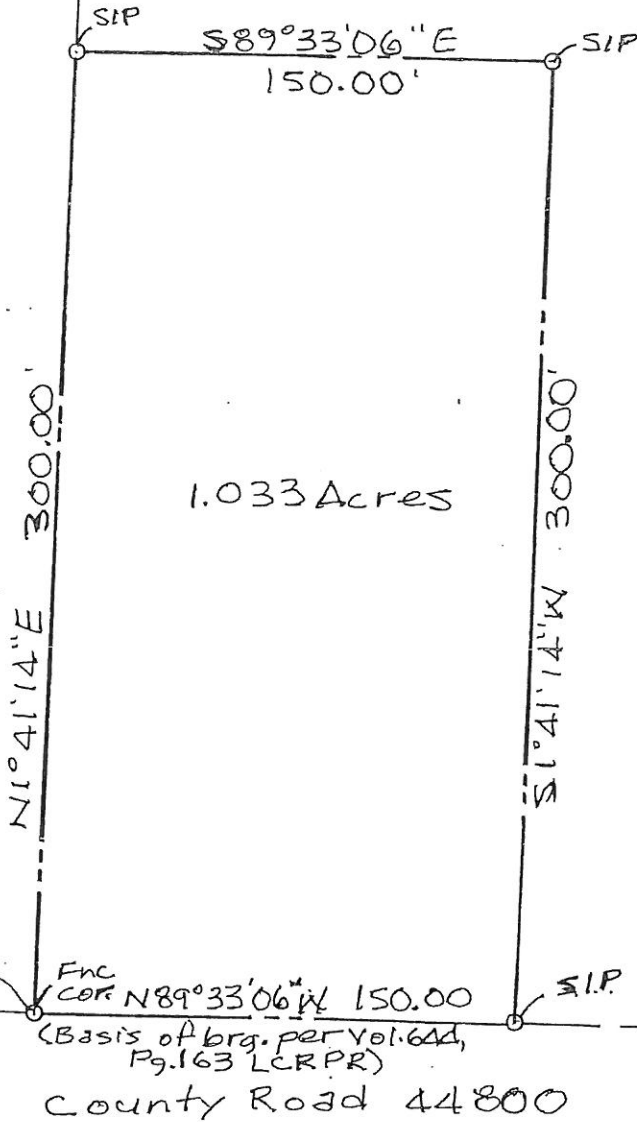
WITNESS my hand this 11th day of December, 2018.

FILED FOR RECORD
LAMAR COUNTY, TEX
18 DEC 11 AM 10:51
RUTH SISSON
COUNTY CLERK
BY _____ DEPUTY



A. W. CLEM, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

Gary and
Patricia Smith
Vol. 1672, Pg. 166
L.C.O.P.R.



David and Frances
Seay
Vol. 644, Pg. 163
LCRPR

N



Scale: 1" = 60'
100 May 08

Prepared by:

Chaney Engr, Inc.

Ph: 903-784-6393

SIP: Denotes capped
iron pin set R.B.
Chaney, RPLS 4057



[Signature]
6-05-08

EXHIBIT A

Field Notes

Being all that certain tract of land situated about 12 miles North, 75° East, of the City of Paris, Lamar County, Texas, a part of the Lamar County School Lands, Abstract No. 528, and a part of a 17.866 acre tract conveyed to David and Frances Seay by deed recorded in Volume 644, Page 163, of the Lamar County Real Property Records, and being further described as follows:

Beginning at a fence post found for corner in the North Line of County Road No. 44800, the Southwest corner of said Seay 17.866 acre tract and the Southeast corner of a tract conveyed to Gary and Patricia Smith by deed recorded in Volume 1672, Page 166, of the Lamar County Official Public Records;


Thence North 01° 41' 14" East with the common line of said Seay and Smith tracts a distance of 300.00 feet to an iron pin set for corner;

Thence South 89° 33' 06" East a distance of 150.00 feet to an iron pin set for corner;

Thence South 01° 41' 14" West a distance of 300.00 feet to an iron pin set for corner in the North Line of County Road No. 44800;

Thence North 89° 33' 06" West with said North Line (basis of bearing per deed recorded in Volume 644, Page 163, of the Lamar County Real Property Records) a distance of 150.00 feet to the place of beginning, and containing 1.033 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished June 5, 2008.


R. Brandon Chaney

R.P.L.S. No. 4057

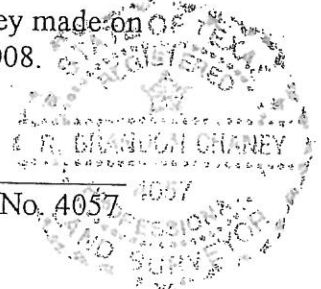


EXHIBIT A