

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 5th day of February, 2010, **RICHARD KELP and wife, ANTONIA KELP**, executed a Deed of Trust to **A. W. Clem**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **ARLEY J. WILLIAMS** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$43,000.00; such Deed of Trust being recorded in Document No. 076201-2010, Lamar County Official Public Records; and

WHEREAS, under the will of Arley Junior Williams, Deceased, probated in Case No. PB-2016-18 in the District Court of Choctaw County, State of Oklahoma, **JASON WILLIAMS** is now the owner and holder of the note referred to above and the lien securing its payment; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of September, 2020, 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 real property and premises at **136 CR 35990, Powderly, Texas 75473**, being part of the S. M. Fulton Survey, Abst. No. 329, about 12.5 miles North 11 Deg. East from the City of Paris in Lamar County, Texas; 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 August, 2020.



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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF Aug, 2020

A part of the S. M. Fulton Survey, Abst. No. 329, about 12.5 miles North 11 Deg. East from the City of Paris, and being a tract of land conveyed to Tommie A. Hillman by deed of record in Book 711, Page 354, Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at an iron pin at the SW corner of the Hillman tract of land above mentioned, this point being the NW corner of a 0.269-acre tract of land described in deed of record in book 666, Page 591, Lamar County Deed Records;

THENCE SOUTH 89 Deg. 3 Min. East 127.6 feet, an iron pin at the SE corner of the Hillman tract and the NE corner of said 0.269-acre tract;

THENCE NORTH 12 Deg. 9 Min. East with the WB line of U.S. Highway 271 a distance of 97 feet to a 3" post at the NE corner of the Hillman tract;

THENCE NORTH 85 Deg. 9 Min. West 145.7 feet, an iron pin at the present NW corner of the Hillman tract, this point being North 85 Deg. 9 Min. West 5.2 feet from a 3" post in the NB line of the Hillman tract of land;

THENCE SOUTH 1 Deg. 32 Min. West with the EB line of a County Road 105 feet to the place of beginning, containing 0.31 acre of land, and being the same property described in deed to Raymond William Curry and Anita K. Curry, dated June 12, 2008, of record under Instrument No. 060559-2008, Lamar County Official Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A