

**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 **18th** day of **December, 2009**, **James T. McIntire**, hereinafter referred to as "Borrower", conveyed to **David W. Thrasher**, 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 **\$22,250.00**, 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. 075086-2009**, Lamar County Official Public Records, (herein referred to as "Deed of Trust"); and

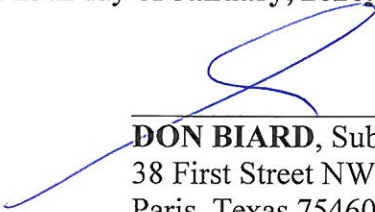
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and Liberty National Bank, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

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 4th** day of **February, 2020**, 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<sup>th</sup> DAY OF Jan., 2020

WITNESS MY HAND this 13th day of January, 2020.



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

**EXHIBIT "A"**

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, described by metes and bounds as follows:

BEGINNING at a stake in the EB line of South Main Street at a point 590.5 feet South of the SB line of Washington Street;

THENCE EAST 190 feet, a stake;

THENCE NORTH 49 feet, a stake;

THENCE WEST 190 feet, a stake in the EB line of South Main Street;

THENCE SOUTH with said EB line 49 feet to the place of beginning, and being the same property described in deed to John Dowty, dated April 18, 2008, of record under Instrument No. 058704-2008, Lamar County Official Records; reference being made to all the above mentioned instruments and records for all necessary purposes.