

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 **25th day of July, 2018**, **Bonifacio Oscar Martinez Espinosa**, hereinafter referred to as “Borrower”, conveyed to **Casi Burchinal**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

All that lot, tract, or parcel of land situated in Lamar County, Texas, a part of the HIRAM WILLIAMS SURVEY and being LOT FIVE (5) in BLOCK “A” of the RIDGECREST ADDITION to the City of Paris, as shown on the Plat thereof recorded in Envelope 278-B, Lamar County Plat Records;

(herein referred to as “the property”), to secure that one certain promissory note therein described in the original principal sum of **\$53,400.00**, executed by said Borrower and payable to **Lamar National Bank**, (which note is hereby referred to as “note”), said Deed of Trust being of record as **Instrument No. 154921-2018** of the **Lamar County Official Public Records**, (herein referred to as “Deed of Trust”); and

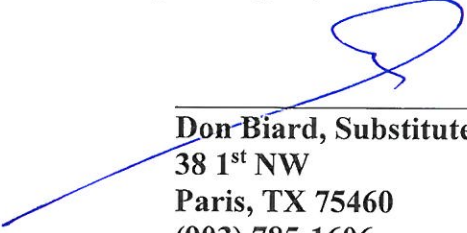
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **Lamar National Bank**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of Reggie McDowra, 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 1st day of September, 2020**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. **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.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF Aug 2020

WITNESS MY HAND this **11th** day of **August, 2020**.



Don Biard, Substitute Trustee
38 1st NW
Paris, TX 75460
(903) 785-1606