

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 7th day of January, 2021, **SCOTT EDWARD REDDEN**, as **President of RENO TEX HOLDINGS, CORP**, and **JENNY CHRISTINE REDDEN**, as **Secretary of RENO TEX HOLDINGS, CORP**, executed a Deed of Trust to **TERRY NEELD**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **LAMAR NATIONAL BANK, Paris, Texas**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$505,000.00; such Deed of Trust being recorded as instrument number 177967-2021 in the Lamar County Official Public Records; 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 of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **LAMAR NATIONAL BANK, Paris, Texas**, the legal owner and holder of such indebtedness, has requested me, **JESSICA NATION HOLTMAN**, 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 2nd day of April, 2024, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises at the 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 described as follows:

See Exhibit A, less the acre described in Exhibit B.

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 12th day of March, 2024.



JESSICA NATION HOLTMAN,
Substitute 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 12th DAY OF Mar, 2024

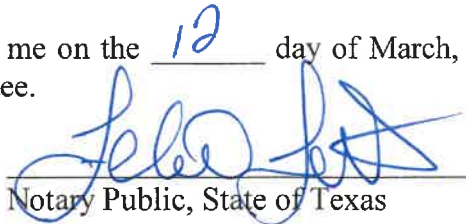
212020-2024 Pages: 4 NOT
03/12/2024 04:02:31 PM By: mratliff
Lamar County, TX
Ruth Sisson - County Clerk



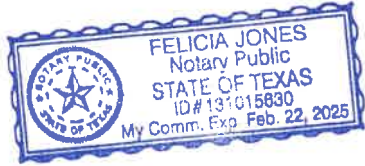
THE STATE OF TEXAS)
)
COUNTY OF LAMAR)

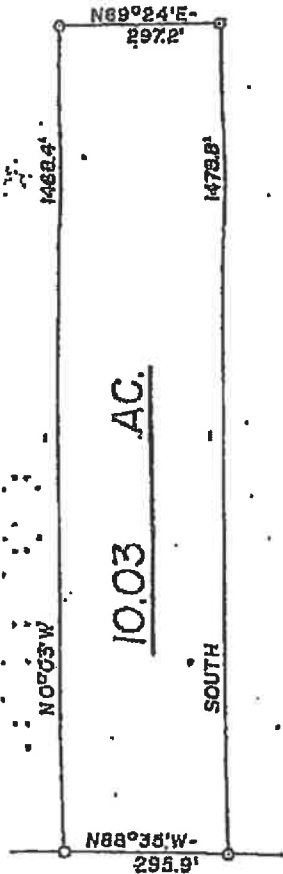
ACKNOWLEDGMENT

THIS instrument was acknowledged before me on the 12 day of March, 2024, by JESSICA NATION HOLTMAN as Substitute Trustee.



Notary Public, State of Texas





FIELD NOTES:

Situated about 6½ miles North 87 degrees East from the City of Paris, Lamar County, Texas, being a part of the M. E. P. & P. R. R. Survey, Section No. 30, J. H. Barnes, Assignee, Abstract No. 1307; and being the same property described in a Deed from E. P. Reese to Edward E. Fox and wife, dated June 23, 1969, recorded in Volume 496, Page 554, Lamar County Deed Records.

BEGINNING at a steel rod found for corner in the North boundary line of U. S. Highway No. 82; at the Southeast corner of said Fox tract;

THENCE along the North boundary line of said Highway, North 88 degrees 35 minutes West, 295.9 feet to a metal pipe found for corner;

THENCE North 00 degrees 03 minutes West, 1468.4 feet to a steel rod found for corner;

THENCE North 89 degrees 24 minutes East, 297.2 feet to a metal pipe found for corner;

THENCE South, 1478.8 feet to the place of beginning containing 10.03 acres of land.

I, MIKE S. WRIGHT, do hereby certify that the field notes hereon truly and correctly represent a survey made by me on the ground and completed August 15, 1983, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Mike S. Wright
Registered Public Surveyor No. 2103



STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared MIKE S. WRIGHT, known to me to be the person whose signature is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of August, 1983.

[Signature]
Notary Public, Lamar County, Texas

EXHIBIT A

Save and Except:

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166

Field Notes - 1.00 Acres

Situated about 7.1 miles North 88° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Memphis & El Paso Co. Survey #1307 and being part of a called 10.03 acre tract conveyed to Reno Tex Holdings Corp. by deed recorded in Doc.# 177966-2021 of the Official Public Records of said County and State.

Beginning at a 3/8" capped iron pin found in the East boundary line of the 10.03 acre tract and the Northwest corner of a called 1.00 acre tract conveyed to Legend Investments, LLC by deed recorded in Doc.# 192541-2022 of said Official Public Records and being the Southwest corner of the residue of Lot 1 in Block C of a tract of land conveyed to Centerpoint Capital, LLC by deed recorded in Doc.# 201758-2023 of said Official Public Records.

Thence N 01°03'14" W along the East boundary line of the 10.03 acre tract a distance of 247.09' to a 3/8" (HF 5699) capped iron pin set;

Thence West a distance of 148.27' to a 3/8" (HF 5699) capped iron pin set;

Thence S 01°06'14" E a distance of 296.86' to a 3/8" (HF 5699) capped iron pin set;

Thence N 87°32'29" E a distance of 125.60' to a 3/8" (HF 5699) capped iron pin set;

Thence S 75°55'17" E passing a 3/8" capped iron pin found at a distance of 22.18' and continuing on for a total distance of 23.29' to a point under a concrete slab and being in the West boundary line of the Legend Investments, LLC tract;

Thence N 01°07'11" W a distance of 50.05' to the point of beginning and containing 1.00 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0350C for Lamar County, Texas. Reference Bearing = the East boundary line of the 10.03 acre tract and being depicted as N 01°03'14" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725. File #:230833

Hayden Foster

Hayden Foster

date 09/22/23



EXHIBIT B