NOTICE OF SUBSTITUTE TRUSTEE'S SALE 15 NOV 15 AM 9: 19

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

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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 1st day of July, 2009, Dorothy A. Woods,

hereinafter referred to as "Borrower", conveyed to **Teresa A. Woodard**, 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 \$26,400.00, 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. 070698-2009**, 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 L. 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 6th day of December, 2016, 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.

WITNESS MY HAND this 15th day of November, 2016.

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

of Paris, also being a part of a tract conveyed H. R. Walker by Lizzie Walker by deed recorded in Book 342, Page 426, Lamar County Deed Records;

BEGINNING at a stake in the NB line of Graham Street, a point 96.5 feet East

of the EB line of 19th Street NW;

THENCE North 150 feet a stake;
THENCE East 70 feet a stake;
THENCE South 150 feet to the NB line of Graham Street;
THENCE West 70 feet to the place of beginning.

EXHIBIT A