

**NOTICE OF FORECLOSURE SALE**

**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.**

**1. Property to be Sold.** The property to be sold is described as follows:

LOT 1, BLOCK B in the City of Cunningham, Lamar County, Texas, part of the C. Worthington Survey

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated January 3, 2014 and recorded in Document #13-6639 real property records of Lamar County, Texas.

Grantor: Caleb Norwood

Grantee: Estate of Scottie Adams, Deceased  
George Adams, Independent Executor

Trustee: Ryan Trobee

NOTE:

Date: January 3, 2014

Principal: \$33,750.00

Maker: Caleb Norwood

Payee: Estate of Scottie Adams, Deceased  
George Adams, Independent Executor

FILED FOR RECORD  
LAMAR COUNTY, TEX  
17 FEB 27 PM 4: 26  
RUTH JISSON  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: April 4, 2017

Time: Beginning no earlier than 10:00am or no later than three hours thereafter

Place: Lamar County Courthouse, Texas, 119 N. Main St., Paris, TX 75460, at the following location: THE NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or will sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

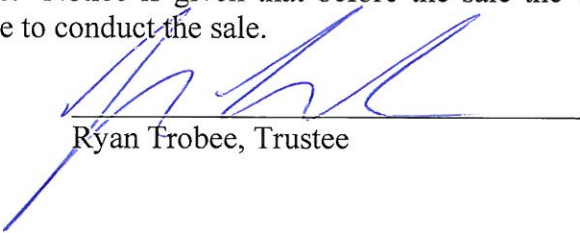
Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and commerce Code.

**5. Obligations Secured.** The Deed of Trust executed by CALEB NORWOOD provides that it secures the payment of the indebtedness in the original principal amount of \$33,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The ESTATE OF SCOTTIE ADAMS, DECEASED, is the current beneficiary of the note and the deed of trust.

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Grantors.

Default has occurred under the deed of trust, and the Grantee has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Grantee may appoint another person substitute trustee to conduct the sale.

  
\_\_\_\_\_  
Ryan Trobee, Trustee

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF DALLAS           §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Trobee, personally known to me to be the person whose name is subscribed to the foregoing instrument and, on his oath, has sworn that the facts stated above are based on his personal knowledge and are true and correct.

Given under my hand and seal of office this the 22<sup>nd</sup> day of February 2017.

*Kathleen S. Kelsey*  
\_\_\_\_\_  
Notary Public, State of Texas



After Recording, Return to:  
Pyke & Associates, P.C.  
12655 North Central Expressway  
North Central Plaza I, Suite 700  
Dallas, TX 75243