

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 10th day of October, 2010, **ANTHONY MASSEY, a/k/a ANTWAINS D. MASSEY**, executed a Deed of Trust to **Terry L. Christian**, as Trustee, and was subsequently Reinstated by agreement dated September 19, 2013, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **PEOPLES BANK, Paris, Texas**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$32,930.00; such Deed of Trust being recorded in Instrument# 082854-2010, Lamar County Official Records; and Reinstated by agreement, of record in Instrument# 18897-2013, Lamar County Official 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 **PEOPLES BANK, Paris, Texas**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute 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 6th day of February, 2018, 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 East door of the Lamar County Courthouse in the City of Paris, Lamar County, Texas; as established by resolution of the Commissioner's Court of Lamar County, of record in the Office of the County Clerk of Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

All that certain tract or parcel of land, lying and being situated about 9 miles East from the City of Paris, Lamar County, Texas, a part of the Louis Harman Survey, Abstract # 423, containing 6 acres of land; Being more fully described in Exhibit "A" attached.

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 28th day of December, 2017.

BY _____ DEPUTY

RUTH SISSON
COUNTY CLERK

17 DEC 28 PM 2:42

FILED FOR RECORD
LAMAR COUNTY, TEX.

Casey Gain

CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

PROPERTY DESCRIPTION

All that certain tract or parcel of land, lying and being situated about 9 miles East from Paris, Lamar County, Texas, being a part of the Lewis Harmon Survey, Abst. #423, also being a part of a 45.5 acre tract of land described in a Deed of record in Vol. 483, Page 90, Lamar County Deed Records, said tract being more particularly described as follows, to-wit:

BEGINNING at an I.P. set for a corner, said point being 21 feet South and 627.6 feet West from the original N/E corner of the 45.5 acre tract of land;

THENCE South 833 feet to an I.P. for a corner;

THENCE West 313.8 feet to an I.P. for a corner;

THENCE North 833 feet to an I.P. for a corner, said point being in the S/B/L of a County Road;

THENCE East with the S/B/L of said Road, 313.8 feet to the place of beginning, containing 6.0 acres of land.

As determined by an actual survey on the ground by A. C. Fryar, Registered Public Surveyor on November 16, 1969.

Being the same property conveyed in the Warranty Deed dated December 26, 1969, from Dick Wright and wife, Mary C. Wright, to James R. Hilliard, filed for record in Vol. 505, Page 262, Clerk's File No. 5519, Lamar County Deed Records.

EXHIBIT "A"