

NOTICE OF SUBSTITUTE TRUSTEE'S 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.

THE STATE OF TEXAS)

COUNTY OF LAMAR)

Notice is hereby given that whereas, on August 3, 2007, Christy Patterson, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 00051455, Volume 1922, Pages 240-248, Official Records, Lamar County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 8th DAY OF March, 2018.

Section 1507, Title 44, United States Code, did on November 14,
2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at 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, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of April, being the 3rd day of April 2018, the following land located in said county and more particularly described as follows:

Situated within the Corporate Limits of the City of Blossom, Lamar County, Texas, a part of the Matthias Mowery Survey, Abstract 565, also being the same land conveyed to Crystal Lyn Womack by deed recorded in Volume 860, Page 256, of the Lamar County Real Property Records, and being further described as follows:

BEGINNING at a ½" iron pin found in the South Boundary Line of Moore Street at the Northwest corner of the Womack tract and at the Northeast corner of a tract of land conveyed to Mitchell F. and Lisa M. Hignight by deed recorded in Volume 1571, Page 319, of the Lamar County Official Public Records;

THENCE North 86° 32' 00" East with said South Boundary Line (same line called N 86° 32' E in V. 860, P. 256, and used as the bearing base) a distance of 129.85 feet to a ½" iron pin found at the Northeast corner of the Womack tract and at the Northwest corner of a tract of land conveyed to Theodore B. and Patricia L. Weiberg by deed recorded in Volume 580, Page 101, of the Lamar County Real Property Records;

THENCE South 00° 47' 54" East with the East Line of the Womack tract and with the West Line of said Weiberg tract a distance of 150.70 feet to a 5/8" iron pin found for corner in the present North Line of a tract of land conveyed to Thomas Lee and Martha Ann House by deed recorded in Volume 018, Page 107, of the Lamar County Real Property Records;

THENCE South 89° 12' 03" West with the South Line of the Womack tract and with said North Line a distance of 129.61 feet to a ½" iron pin found at the Southwest corner of the Womack tract and at the Southeast corner the above-referenced Hignight tract;

THENCE North 00° 50' 23" West with the West Line of the Womack tract and with the East Line of the Hignight tract a distance of 144.66 feet to the place of beginning, and containing 0.440 acre of land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Unpaid ad valorem taxes.
3. Street Dedication executed by B.F. Turner et ux to the public, dated May 9, 1969, of record in Volume 491, Page 301, Lamar County Deed Records.
4. Street Dedication executed by B.F. Turner et ux to the public, dated September 24, 1973, of record in Volume 551, Page 147, Lamar County Deed Records.
5. Any and all rights of way, easements, or set-back lines, including unrecorded easements, as shown on survey dated August 1, 2007, by R. Brandon Chaney, R.P.L.S. No. 4057.
6. Rights, if any, of property owners adjoining on the South in and to that portion of insured premises lying between the property line and fence appearing inside said line, as shown on survey dated August 1, 2007, by R. Brandon Chaney, R.P.L.S. No. 4057.

7. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land.

EXECUTED this 8th day of March, 2018.

Randall W. Verner
Randall Verner
Substitute Trustee
1809 Ferguson Road, Suite E
Mt. Pleasant, Texas 75455
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF LAMAR)

This instrument was acknowledged before me on 8 March,
2018, by Randall Verner, as Substitute Trustee.



(SEAL)

[Signature]
Notary Public, State of Texas