

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

,

KNOW ALL MEN BY THESE PRESENTS:

,

COUNTY OF LAMAR

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**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 17th day of April, 2014, Jeremy Darrell Archer and Kristen Leann Archer, hereinafter referred to as "Borrower", conveyed to Teresa 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 \$368,000.00, executed by said Borrower and payable to Liberty National Bank in Paris, (which note is hereby referred to as "note"), said Deed of Trust being recorded as Instrument No. 114734-2014, 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 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 4th day of September, 2018, 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.**

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 14 DAY OF Aug. 2018

WITNESS MY HAND this **14th** day of **August, 2018**.



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

EXHIBIT "A"

Situated about 4 miles North 68 Degrees East of the City of Paris, County of Lamar and State of Texas, a part of the Wesley Askins Survey No. 7, and being Lot 8, Wildwood Estates, said Addition being recorded in Envelope 321-A, Plat Records of said County and State; being the same property conveyed to Danny Lacaze and Rhonda Lacaze, by Warranty Deed with Vendor's Lien dated November 1, 2010, from Janna Faith Massar, recorded in Clerk's Instrument No. 083256-2010, Lamar County Official Public Records, and being further described as follows:

Beginning at an iron pin (f) for corner at the Northerly Northwest corner of said Lot 8;

Thence along the North Boundary Line of said Lot 8 as follows: North 89 Degrees 16 Minutes 27 Seconds East a distance of 10 feet to an iron pin (f) North 89 Degrees 15 Minutes 25 Seconds East a distance of 408.86 feet to an iron pin (f) for corner at the Northeast corner of said Lot 8;

Thence South 1 Degree 21 Minutes 14 Seconds East along a fence a distance of 692.14 feet to an iron pin (f) for corner at the Southeast corner of said Lot 8;

Thence North 88 Degrees 28 Minutes 08 Seconds West along a fence a distance of 177.03 feet to an iron pin (f) for corner at the Southwest corner of said Lot 8;

Thence North 25 Degrees 51 Minutes 25 Seconds West a distance of 702.1 feet to an iron pin (f) for corner at the Westerly Northwest corner of said Lot 8;

Thence in a Northeasterly direction along a culd'sac along the Southeasterly Boundary Line of Wildwood Lane around a curve (R=60' C=North Degrees Est 70.71 feet) to the left a distance of 78.54 feet to the place of beginning and containing 5.205 acres of land.