## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

'
KNOW ALL MEN BY THESE PRESENTS:

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 21<sup>st</sup> day of February, 2008, Michael D. Carroll and Susanne M. Carroll, hereinafter referred to as "Borrower", conveyed to William H. Coleman, 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 \$36,267.91, 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. 057113-2008**, 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 William H. Coleman, 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 3rd day of July, 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.



WITNESS MY HAND this 31st day of May, 2018.

**DON BIARD**, Substitute Trustee 38 First Street NW

Paris, Texas 75460 (903) 785-1606

Street Address:

2140 East Polk Paris, Lamar County, Texas 75460

## Description:

All that certain tract or parcel of land situated in the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, and being a part of the George W. Cox Survey Abst. No. 164 and being fully described as follows, to-wit;

BEGINNING at an iron pipe for corner in the South Boundary Line of Polk Street said point being the Northeast corner of said Lot 13 and also being West a distance of 236.5 feet from the intersection of the West Boundary Line of 23rd, Street S.E. and the South Boundary Line of Polk Street;

THENCE South a distance of 171 feet to a stake for corner at the Southeast corner of said Lot 13;

THENCE West a distance of 55 feet to an iron pin for corner;

THENCE North a distance of 171 feet to an iron pin for corner in the South Boundary Line of Polk Street;

THENCE East a distance of 55 feet to the place of beginning and containing 0.216 acre of land, more or less.