

Notice of Foreclosure Sale

November 5, 2021

Deed of Trust ("Deed of Trust"):

Dated: January 29, 2010

Grantor: Randy Little and Sabrina Little

Trustee: Sydney Young

Lender: Mary Spears

Recorded in: Instrument No. 076137-2010, Lamar County Official Public Records

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Secures: Deed of Trust ("Note") in the original principal amount of \$52,800.00, executed by Randy Little and Sabrina Little ("Borrower") and payable to the order of Lender

Substitute Trustee: Chris W. Fitzgerald

Substitute Trustee's Address: P.O. Box 651, Paris, Texas, 75461 (Mail Only); 32 W Plaza Street, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, December 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: The East foyer, First Floor of the Lamar County Courthouse, 119 N. Main Street, Paris, Lamar County, Texas 75460

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that George Adams, Independent Executor of the Estate of Mary Spears bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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LAMAR COUNTY CLERKS OFFICE
ON THIS THE 5th DAY OF Nov 2021

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, George Adams, Independent Executor of the Estate of Mary Spears, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

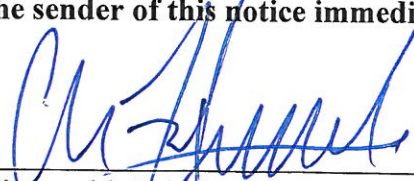
If George Adams, Independent Executor of the Estate of Mary Spears passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by George Adams, Independent Executor of the Estate of Mary Spears. 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 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

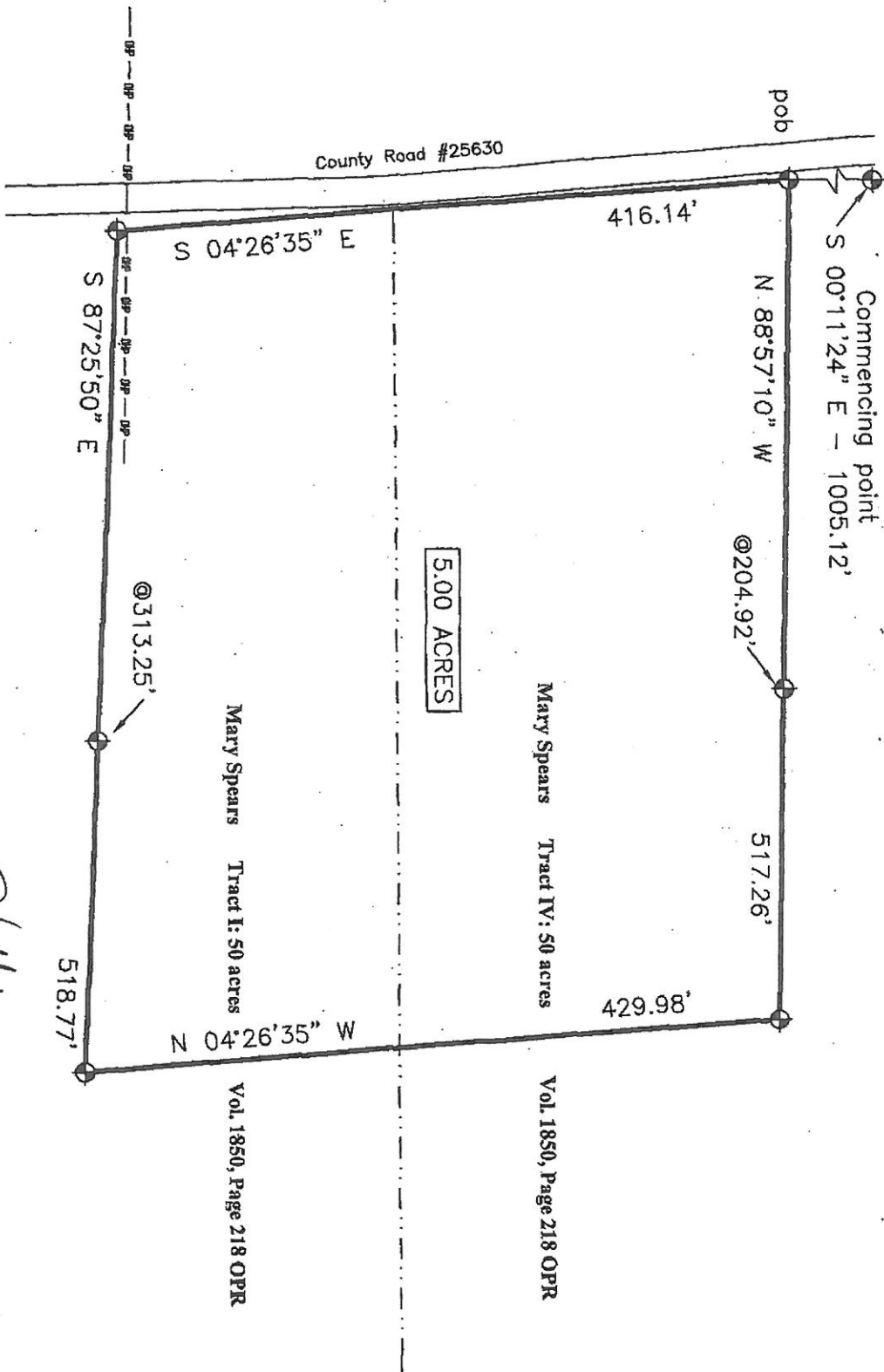
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Chris W. Fitzgerald, Substitute Trustee

EXHIBIT A

scale 1"=100'



- 1/2" capped iron pin found
- 5/8" iron pin found
- 1/2" iron pin found
- 3/8" iron pin found
- iron pipe found
- bolts d arc post found
- post found
- conc. highway marker found
- 3/8" capped iron pin (HF 5699) set

- survey line
- - - - - easement/building line
- overhead power line
- fence
- ⊙ water meter
- ⊙ gas meter
- ⊙ telephone pedestal
- ⊙ fire hydrant
- ⊙ elec. trans. pedestal
- ⊙ point of beginning



I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Lamar County, Texas Community Panel No. 480891-0007 A. Reference Bearing = the East boundary line of County Road #25630 and depicted on this plat as South 4°26'35" East.

Hayden Foster
 Hayden Foster RPLS #5699
 date 01/07/10

Mary Spears Tract IV: 50 acres Vol. 1850, Page 218 OPR
 Mary Spears Tract IV: 50 acres Vol. 1850, Page 218 OPR

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166 fx (903) 783-9159

Field Notes -5.00 Acres

Situated about 13.3 miles South 71° West from the City of Paris, in the County of Lamar, State of Texas, a part of the James Hodge Survey #398 and being part of a called 50 acre Tract I and part of a called 50 acre Tract IV conveyed to Mary Spears by deed recorded in Vol. 1850, Page 218 of the Official Public Records of said County and State.

Commencing at a 3/8" capped iron pin (HF 5699) set in the North boundary line said Tract IV and being 20.00' East of the Northwest corner, said iron pin being in the East boundary line of County Road #25630.

Thence South 0°11'24" East a distance of 1005.12' to a 3/8" capped iron pin (HF 5699) set for the point of beginning and being in the East boundary line of said County Road;

Thence South 4°26'35" East along said County Road a distance of 416.14' to a 3/8" capped iron pin (HF 5699) set;

Thence South 87°25'50" East passing a 3/8" capped iron pin (HF 5699) set at a distance of 313.25' and continuing on for a total distance of 518.77' to a 3/8" capped iron pin (HF 5699) set;

Thence North 4°26'35" West a distance of 429.98' to a 3/8" capped iron pin (HF 5699) set;

Thence North 88°57'10" West and passing a 3/8" capped iron pin (HF 5699) set at a distance of 204.92' and continuing on for a total distance of 517.26' to the point of beginning and containing 5.00 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Lamar County, Texas Community Panel No. 480891-0007 A. Reference Bearing = the East boundary line of County Road #25630 and depicted on this plat as South 4°26'35" East. File#: 091203

Hayden Foster



date 01/07/10

