

Notice of Foreclosure Sale

FILED FOR RECORD
At 1:20 O'clock P.M.

July 10, 2020

JUL 13 2020

Deed of Trust ("Deed of Trust"):

BETTY CRANE, COUNTY CLERK
FRANKLIN COUNTY, TEXAS

M. Meder, DEPUTY

Dated: February 15, 2008

Grantor: Billy Bob Shoemake, Jr.

Trustee: Celia Flowers

Lender: Scottie Adams

Recorded in: Instrument No. 115343, Official Public Records of Franklin County, Texas

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

Secures: Deed of Trust ("Note") in the original principal amount of \$10,000.00, executed by Billy Bob Shoemake ("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, August 4, 2020

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: 200 N. Kaufman, Mt. Vernon, Franklin County, Texas

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 Scottie Adams bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 Scottie Adams, 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.

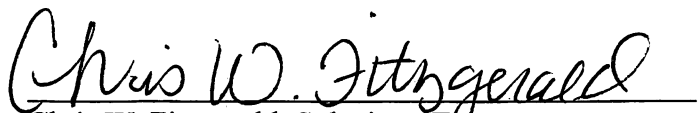
If George Adams, Independent Executor of the Estate of Scottie Adams passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Scottie Adams. 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

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the town of Mt. Vernon, Franklin County, Texas together with all improvements and being a part of the Joseph Talbott Survey, A-493 and described as follows:

Beginning at the stake 50 feet North 10 deg. West from the W.W. Rourk lot NE corner of the line between the Joseph Talbott and Joseph Sloan survey;

THENCE North 10 deg. West 100 feet a stake;

THENCE West 150 feet a stake;

THENCE South 10 deg. East 100 feet a stake;

THENCE East at 150 feet to the place of beginning.

Being the same property described in Warranty Deed from Elmer Samuel Langhoff and wife, Linda Darlene Langhoff to Billy Bob Shoemake, Jr. and wife, Debbie Cox dated December 3, 2002 and recorded in Volume 74, page 423 of the Real Property Records of Franklin County, Texas.

EXHIBIT "A"