

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the 16TH day of SEPTEMBER, 1999, RUBY J. TAYLOR (hereinafter called "Borrower") conveyed to Richard M. Amis, as Trustee, the following described real estate situated in Lamar County, Texas, to-wit:

SEE EXHIBIT A ATTACHED;

(hereinafter called "Property"), to secure that one certain promissory note described in said Deed of Trust, in the original principal sum of \$30,260.00 (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Borrower and payable to FIRST FEDERAL COMMUNITY BANK, said Deed of Trust being filed of record in VOLUME 911 PAGE 136 of the Real Property Property Records of Lamar County, Texas; and

WHEREAS, default has occurred under the terms of said Deed of Trust and the Indebtedness secured thereby is now wholly due and payable; and

WHEREAS, FIRST FEDERAL COMMUNITY BANK, SSB, (formerly First Federal Community Bank) the owner and holder of said note and Indebtedness, has requested the undersigned Trustee to sell the Property to satisfy same;

NOW THEREFORE, notice is given that on Tuesday, the 6TH day of AUGUST, 2019, I will sell the Property at the County Courthouse in Lamar County, Texas, to the highest bidder for cash.


The earliest time on said date at which the sale may occur is 10:00 o'clock a.m., and the sale will begin at that time or not later than three hours after that time.

I will sell the Property at the area designated by the Commissioners Court of Lamar County, Texas for such sales, 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.

Notice to Borrower

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.

WITNESS MY HAND this 15TH day of JULY, 2019.


Richard M. Amis, Trustee
630 Clarksville Street
Paris, Texas 75460

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16th DAY OF July 2019

TRACT ONE:

Lot Four (4) in Block Two (2) of the WESTSIDE ADDITION within the corporate limits of the City of Paris, a part of the ASA JARMAN SURVEY, according to plat of such Addition of record in Book 53, Page 478, Lamar County Deed Records

TRACT TWO:

A part of the ASA JARMAN SURVEY within the corporate limits of the City of Paris, described by metes and bounds as follows:

BEGINNING at the SE corner of Tract One, above described;

THENCE WEST with its SB line 50 feet, a stake at its SW corner;

THENCE SOUTH 7.5 feet, a point;

THENCE EAST, parallel with the SB line of Tract One, above described, 50 feet, a point;

THENCE NORTH 7.5 feet to the place of beginning, SAVE, EXCEPT AND LESS, a utility easement retained by the City of Paris in deed to Mrs. W. S. Stone, which gives the City of Paris the right and privilege of placing utilities above, on and over such easement, and the right to maintain any and all utilities placed thereon; this Tract Two being a part of the property described in deed from the City of Paris to Mrs. W. S. Stone, dated January 9, 1978, of record in Book 601, Page 348, Lamar County Deed Records

EXHIBIT A