

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the **13TH** day of **JUNE, 1991**, **Don W. Holiday** (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 **\$20,475.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Don W. Holiday and payable to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PARIS (now First Federal Community Bank, SSB)**, said Deed of Trust being filed of record in **VOLUME 232 PAGE 84** in the Real Property Records of Lamar County, Texas; and

WHEREAS, by Loan Assumption Agreement and Release of Original Borrower, dated **JUNE 8, 1998**, of record in **VOLUME 783 PAGE 25**, Under Instrument Number **068983-2009**, Real Property Records of Lamar County, Texas, **DEBORAH JANE VICKERS** assumed payment of said note and the obligations of said deed of trust, and **Don W. Holiday** was released of liability under the terms of said note and said deed of trust;

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 Savings and Loan Association of Paris) 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 5TH day of NOVEMBER, 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 **OCTOBER, 2019**.



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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15 DAY OF Oct, 2019

Situated in Lamar County, Texas, a part of the Isaiah Davis Survey and part of the Scott & Baldwin Addition in East Paris,

BEGINNING on the South side of Cherry Street at its intersection with the East side of Park Avenue, (now 19th N.E.) which is the street running North and South through the center of Scott & Baldwin Park Addition, a stake;

THENCE East with the south line of Cherry Street, 100 feet, a stake;

THENCE South 138 feet to the N.E.C. of a tract of land sold from Crenshaw to Hutchings;

THENCE West with the N.B.L. of said Hutchings property, 100 feet to a point for corner in the EBL of Park Ave.;

THENCE North 138 feet to the place of beginning.

EXHIBIT A