

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the 28TH day of 2000, JOEL HUTCHISON AND WIFE, NATALIE HUTCHISON (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 \$73,600.00 (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 COMMUNITY BANK (now First Federal Community Bank, SSB), said Deed of Trust being filed of record in VOLUME 988 PAGE 196 in the Real 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 3RD day of MARCH, 2020, I will sell the Property at the County Courthouse in Lamar County, Texas, to the highest bidder for cash.

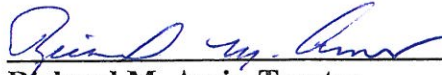
The earliest time on said date at which the sale may occur is 10:00 o'clock a.m., and the sale will begin at that time or not later than three hours after that time.

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**

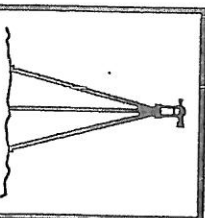
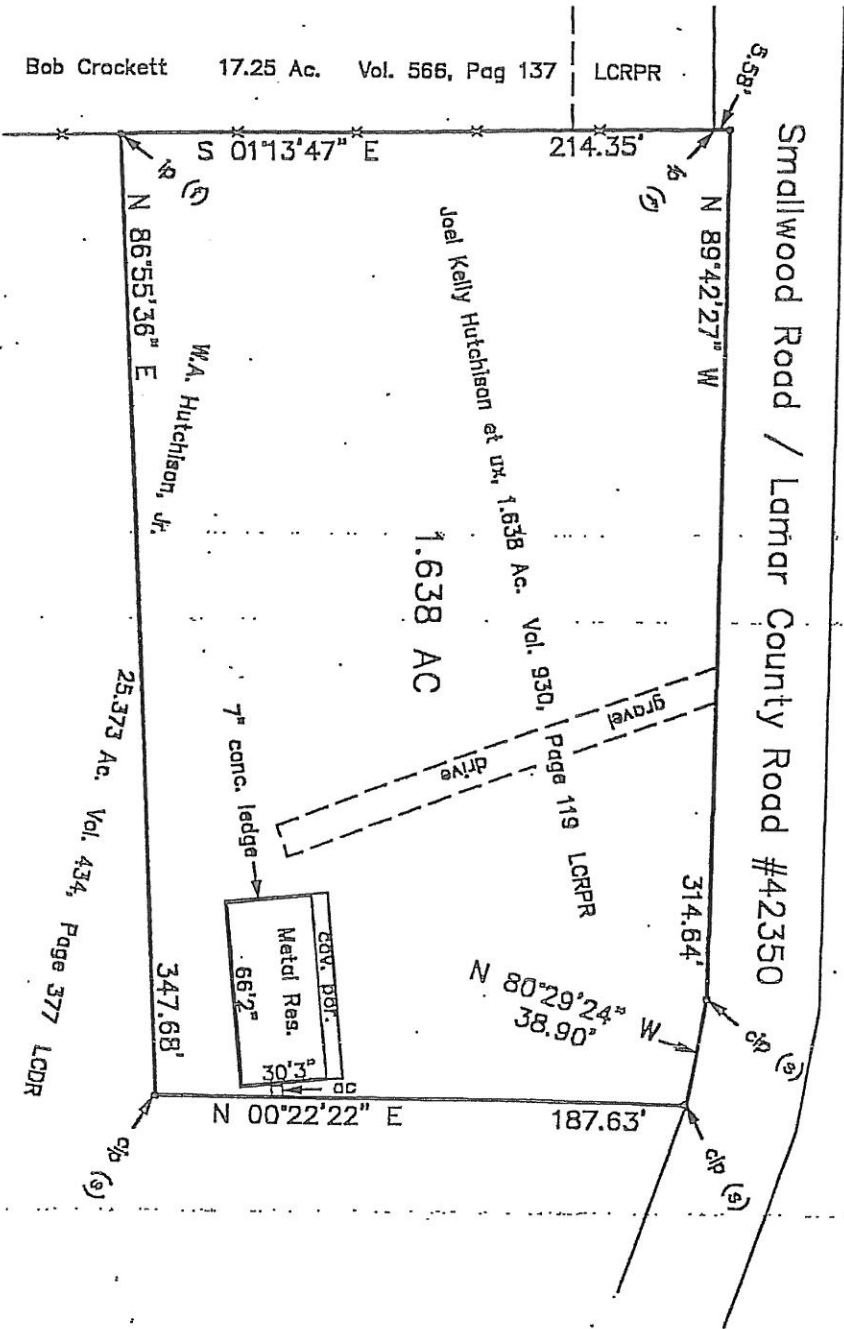
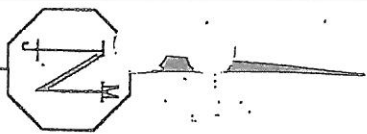
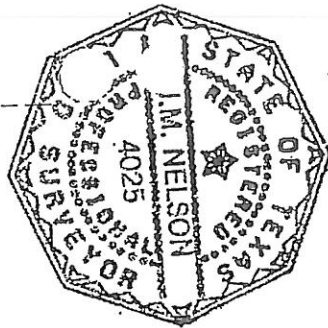
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 10TH day of FEBRUARY, 2020.



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

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 11th DAY OF Feb, 2020.



**Nelson Surveying Co.**  
920 N. Main St.  
Paris, Texas 75460  
903-785-3551 Fax 903-785-3389  
J.M. Nelson, Registered Professional Surveyor and State Auditor of Texas License

clip = 1/2"  
capped iron pin  
JMN  
4025

*J.M. Nelson*  
J.M. Nelson, RPLS of Texas, #4025

date *6-26-00*

Reference Bearing: Center Line Smallwood Road / LCR #42350 CP# 480891 0008 A FHBM

JHutchison Disk-271  
6-26-00

# EXHIBIT "A"



# Nelson Surveying Company

920 North Main Street Paris, Texas 75460  
903-785-3551 fax 903-785-3399 e-mail jimn@stargate.1starnet.com  
Jim Nelson, owner

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4025

JHutchison Disk-271 WAskins#7 Smallwood Rd / LCR #42350

## FIELD NOTES

Situated about 4 miles North 63 Deg. East of the City of Paris, County of Lamar, and State of Texas, a part of the Wesley Askins Survey #7, and being a called 1.638 acre tract of land conveyed Joel Kelly Hutchison by deed recorded in Vol. 930, Page 119, of the Real Property Records of said County and State, and being out of a called 25.373 acre tract of land conveyed W.A. Hutchison, Jr. by deed recorded in Vol. 434, Page 377, of the Deed Records of said County and State.

Beginning at the Northwest corner of said 1.638 acre tract and said 25.373 acre tract.

Thence South 1°13'47" East at 5.58 ft. passing an iron pin (f) at the Northeast corner of a called 17.25 acre tract of land conveyed Bob Crockett by deed recorded in Vol. 566, Page 137, of said Records, and continuing on along a fence along the West Boundary Line of said 25.373 and the East Boundary Line of said 17.25 acre tract a distance of 214.35 feet to an iron pin (f) for corner at the Southwest corner of said 1.638 acre tract and the Westerly Northwest corner of the remaining part of said 25.373 acre tract;

Thence North 86°55'36" East a distance of 347.68 feet to a capped (JMN - 4025) iron pin (s) for corner at the Southeast corner of said 1.638 acre tract and an el corner of said remaining part of said 25.373 acre tract;

Thence North 0°22'22" East a distance of 187.63 feet to a capped (JMN - 4025) iron pin (s) for corner at the Northeast corner of said 1.638 acre tract and the Northerly Northwest corner of said remaining part of said 25.373 acre tract;

Thence along the South Boundary Line of Smallwood Road / Lamar County Road #42350 as follows: North 80°29'24" West a distance of 38.90 feet to a capped (JMN - 4025) iron pin (s); North 89°42'27" West a distance of 314.64 feet to the place of beginning and containing 1.638 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 26th day of June, 2000, that the improvements shown thereon are correct, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480891 0008 A of the Flood Hazard Boundary Maps.



J.M. Nelson, RPLS of Texas, #4025

6-26-00  
date

### EXHIBIT "A"