

NOTICE OF SUBSTITUTE 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 **JUNE, 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 HERETO

AND MADE A PART HEREOF

(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 Correction Deed of Trust are hereinafter called "Indebtedness"), executed by Borrower 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** of 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**, the owner and holder of said note and Indebtedness, has requested the undersigned Trustee to sell the Property to satisfy same;

WHEREAS, Don Biard has been appointed as a Substitute Trustee for the original trustee named in said deed of trust; and

NOW THEREFORE, notice is given that on **Tuesday, the 3RD day of NOVEMBER, 2020,** I will sell the Property at the County Courthouse in **Lamar County, Texas**, to the highest bidder for cash.

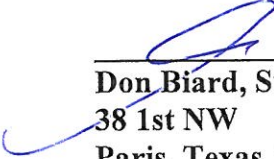
The earliest time on said date at which the sale may occur is **10:00 o'clock a.m.**, and the sale will begin at that time or not later than three hours after that time.

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

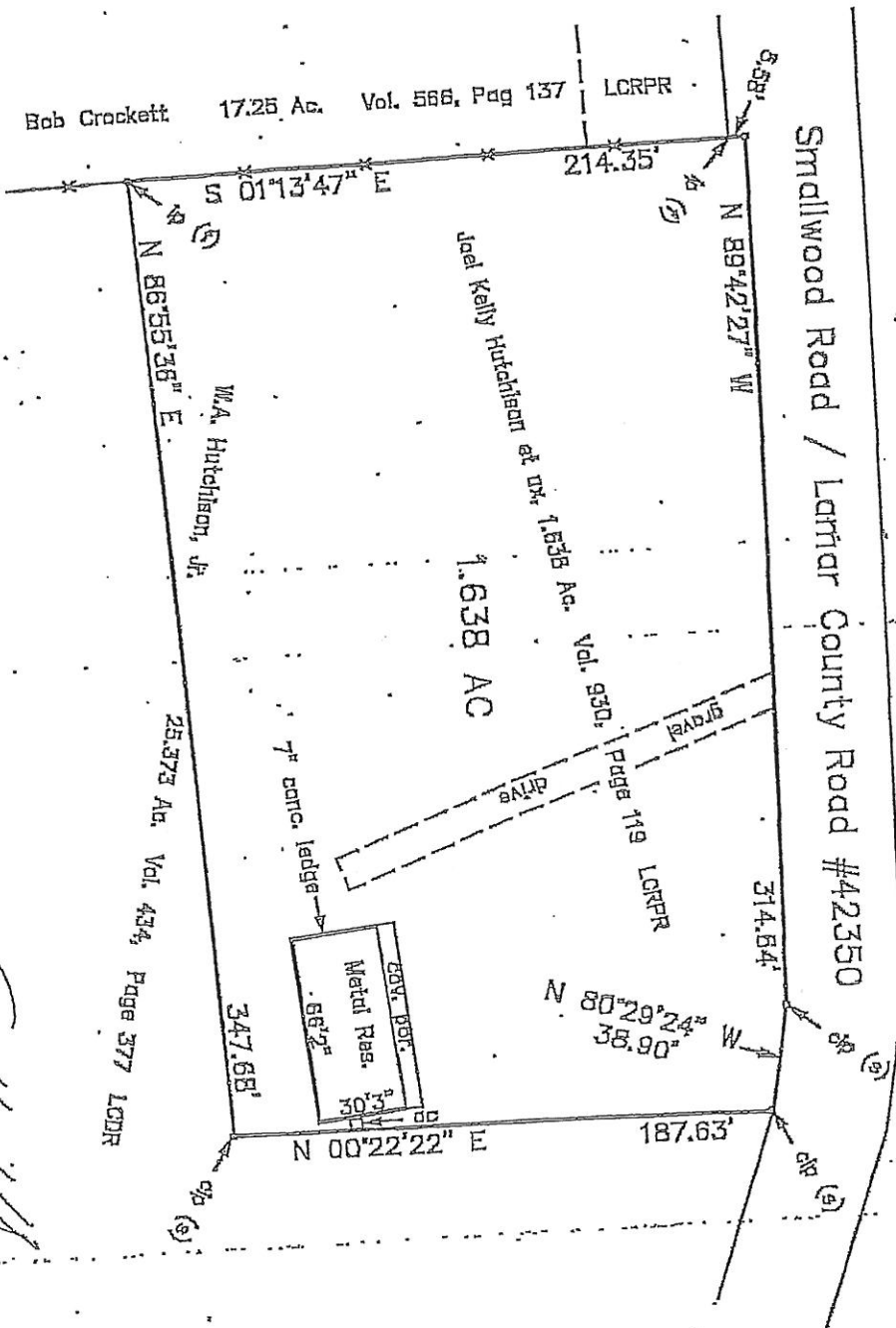
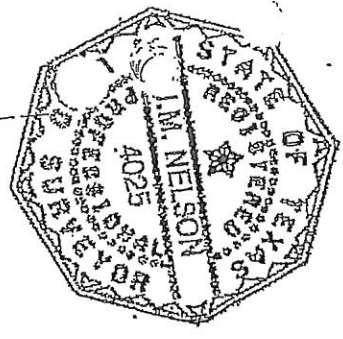
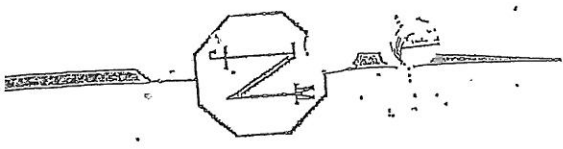
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 **13TH** day of **OCTOBER, 2020.**



Don Biard, Substitute Trustee
38 1st NW
Paris, Texas 75460

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF Oct. 2020



Nelson Surveying Co.
 920 N. Main St
 P.O. Box 17
 Dallas, Texas

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

J.M. Nelson

date

clip = 1/2"
 capped iron pin

Reference Bearing: Center Line Smallwood Road / LCR #42350

CP# 480891 000B A FHBM

Hutchinson Disk-271
 B-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 $1^{\circ}13'47''$ 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 $86^{\circ}55'36''$ 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 $0^{\circ}22'22''$ 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 $80^{\circ}29'24''$ West a distance of 38.90 feet to a capped (JMN - 4025) iron pin (s); North $89^{\circ}42'27''$ 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
J.M. Nelson, RPLS of Texas, #4025

6-26-00
date

EXHIBIT "A"