

Notice of Foreclosure Sale

October 5, 2021

Deed of Trust ("Deed of Trust"):

Dated: October 9, 2020

Grantor: JOSEPH DAVID JULIAN

Trustee: Elizabeth A. Robertson or Thomas Moore

Lender: BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM

Recorded in: Instrument No. 175571-2020 of the real property records of Lamar County, Texas

Legal Description: See Exhibit "A" attached hereto and made a part hereof for all purposes

Secures: Promissory Note ("Note") in the original principal amount of \$98,000.00, executed by JOSEPH DAVID JULIAN ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 5, 2021

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. and not later than three hours thereafter.

Place: Lamar County Courthouse, Paris, Texas, at the following location: East foyer, just inside the first floor east entrance to the Lamar County Courthouse, 119 N. Main St., Paris, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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 BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 7th DAY OF Sept, 2021.

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, BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM 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 BRUCE KHANHKHAM and VOUCHKHENG KHANHKHAM. 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.

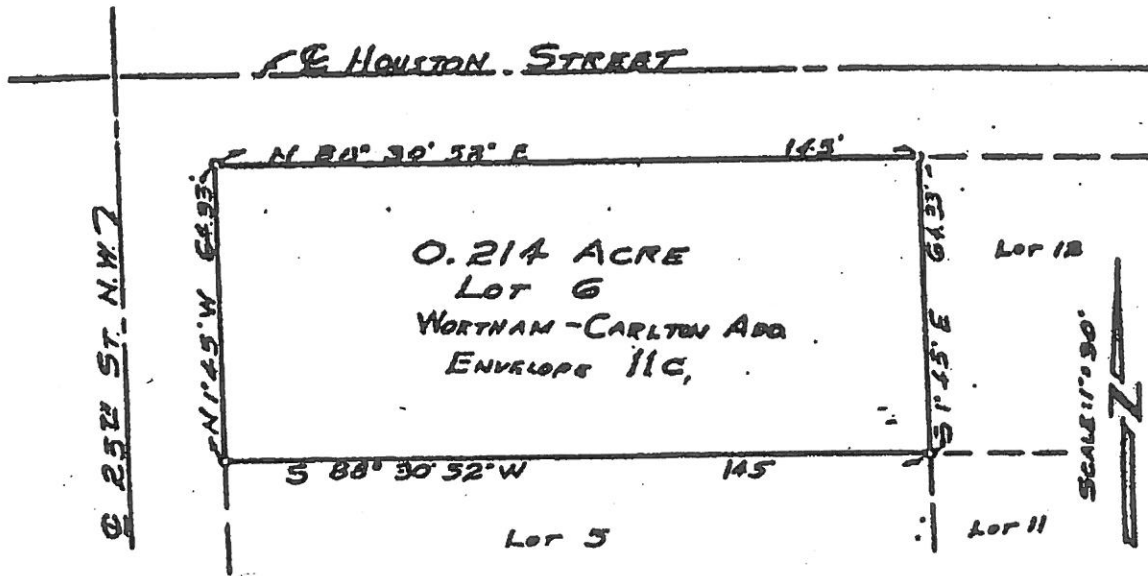
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Elizabeth A. Robertson, Trustee
709 N. Center Street
Bonham, Texas 75418
Telephone (903) 583-3937
Telecopier (903) 583-2562

Exhibit "A"



FIELD NOTES

All that certain tract or parcel of land situated in the Asa Jarman Survey being Lot 6, Block J of the Wortham-Carlton Addition to the City of Paris as reflected in Envelope 11-C, Plat Records of Lamar County, Texas, being the same lot described in a Deed from Fay Sperry, et vir to C.C. Phillips, et ux, Addie, dated June 12, 1941, recorded in Vol. 261, page 337, Deed Records of Lamar County, Texas; and being more particularly described as follows:

BEGINNING at a 3/8" iron stake set on the NW corner of said Lot 6, being on the intersection of the E.M. of 25th St. N.W. with the SBL of Houston Street;

THENCE N 08° 30' 52" E along the SBL of said Houston Street and the NW of said Lot 6 a distance of 145.00' to a 3/8" iron stake set on the NE corner of said Lot 6, being on the NW corner of Lot 12 of said Block and Subdivision;

THENCE S 1° 45' 00" E along the fenced E.M. of said Lot 6 a distance of 64.33' to a 3/8" iron stake set on the SE corner of said Lot 6, being on the SW corner of Lot 12 of said Block and Subdivision and being on the NE corner of Lot 5 of said Block and Subdivision;

THENCE S 08° 30' 52" W along the fenced SBL of said Lot 6 a distance of 145.00' to a 3/8" iron stake set on the E.M. of said 25th Street N.W., being on the NW corner of said Lot 5 of said Block and Subdivision;

THENCE N 1° 45' 00" W along the NW of said Lot 6 and the E.M. of said 25th Street N.W. a distance of 64.33' to the PLACE OF BEGINNING