

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 13TH day of MARCH, 2015, JIMMY DON CHAPPELL AND WIFE, THERESA M. CHAPPELL (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 \$95,000.00 (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, SSB, said Deed of Trust being filed of record in Under Instrument Number 122902-2015 of the Official Public 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 2ND day of NOVEMBER, 2021, 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 18TH day of OCTOBER, 2021.

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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 18 DAY OF Oct, 2021

All that lot, tract or parcel of land situated in Lamar County, Texas, a part of the GEORGE W. COX SURVEY, being Lot Three (3) in Block "B" of the PARHAM PARK ADDITION No. 1 to the City of Paris, as shown on the Plat of said addition of recorded in Envelope 102-D, Lamar County Plat Records;

EXHIBIT A