

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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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.

DATE: February 21, 2023

SECURITY INSTRUMENT: Deed of Trust
Date: March 8, 2012
Grantor: Ricky L. Londagin and wife, Rene Ann Londagin
Lender: Amarillo National Bank
Trustee: J. Gregg Jordan
Substitute Trustee: Sydney Young
Recorded: Clerk's Instrument No. 095072-2012, Lamar County Official Public Records, Texas, and corrected under Clerk's Instrument No. 099435-2012, Lamar County Official Public Records, Texas.

PROPERTY: Situated about 2.6 miles South 3 Degrees East of the City of Paris, in the County of Lamar and State of Texas, a part of the James Rhodes Survey, Abstract No. 811, being a 8.74 acre tract of land conveyed to Karen R. Jacobs in deed dated April 29, 2005 from Christopher M. Chapman, recorded in Volume 1606, Page 100, Lamar County Official Public Records and being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes; which currently has the address of 3539 FM 1497, Paris, TX 75462.

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and 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 Security Instrument.

DATE OF SALE: April 4, 2023

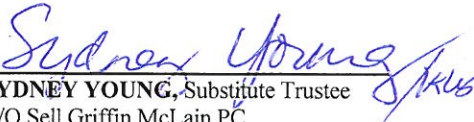
EARLIEST TIME SALE WILL BEGIN: 1:00 p.m. or within three hours after that time.

PLACE OF SALE: 119 North Main, Paris, Lamar County, TX 75460, the North door of the Courthouse or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of default in performance of the obligations of the Security Instrument, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.


SYDNEY YOUNG, Substitute Trustee
C/O Sell Griffin McLain PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 27th DAY OF Feb 2023

Exhibit "A"
Legal Description For

3539 FM 1497
Paris, Texas 75462

Situated about 2.8 miles South 3° East of the City of Paris, County of Lamar, and State of Texas, part of the James Rhodes Survey #811, and being a called 8.74 acre tract of land conveyed to Christopher M. Chapman et ux by deed recorded in Vol. 1030, page 271, of the Real Property Records of said County and State, said Chapman 8.74 acre tract being known as lot J, Miller Subdivision (plat recorded, see Vol. 93, Page 78, LCRPR).

Beginning at the Southwest corner of said Chapman 8.74 acre tract, at the Southwest corner of said lot J, and at the Northwest corner of a called 5 acre tract of land conveyed to Stephen L. Miller et ux by deed recorded in Vol. 658, Page 257, of said Real Property Records, said Miller 5 acre tract being known as lot H of said Miller Addition.

Thence North 83° 07' 04" East at 2.59 feet passing a 1/2" iron pin (f) for reference, and continuing on a total distance of 1014.58 feet to a 1/2" iron pipe (f) for corner at the Southeast corner of said Chapman 8.74 acre tract, at the Southeast corner of said lot J, at the Northeast corner of said Miller 5 acre tract, at the Northeast corner of said lot H, said corner being in the West Boundary Line of a called 5 acre tract of land conveyed to Troy L. Hicks et ux by deed recorded in Vol. 985, Page 18, of said Real Property Records, said Hicks 5 acre tract being a part of lots K & L of said Miller Addition;

Thence along a fence along the East Boundary Line of said Chapman 8.74 acre tract, along the East Boundary Line of lot J, and along the West Boundary Line of said Hicks 5 acre tract as follows: North 3°32'31" West a distance of 83.55 feet to a 1/2" iron pin (f) at the Northwest corner of said lot L and at the Southwest corner of said lot K; North 13°02'57" West a distance of 250.33 feet to a 1/2" iron pin (f) for corner at the Northeast corner of said Chapman 8.74 acre tract, at the Northeast corner of said lot J, at the Northwest corner of said lot K, and at the Northwest corner of said Hicks 5 acre tract, said corner being in the South Boundary Line of a called 5.423 acre tract of land conveyed to Jesse R. Cochran et ux by deed recorded in Vol. 588, Page 170, of said Real Property Records;

Thence along the North Boundary Line of said Chapman 8.74 acre tract and along the North Boundary Line of said lot J as follows: South 88°30'25" West a distance of 448.62 feet to a 1/2" iron pin (f); South 51°54'03" West a distance of 13.93 feet to a 1/2" iron pin (f); South 89°06'47" West a distance of 524.81 feet to a 1/2" capped (NELSON SURVEYING) iron pin (f) for corner at the Northwest corner of said Chapman 8.74 acre tract and at the Northwest corner of said lot J, said corner being in the South Boundary Line of a called 1 acre tract of land conveyed to Bobby J. Irvin et ux by deed recorded in Vol. 1433, Page 181, of the Official Records of said County and State;

Thence along the East Boundary Line of Farm Road 1497 as follows: Southeasterly around a curve (R=2814.79' C=4°10'20" East 281.70') to the left a distance of 281.81 feet to a concrete marker (f) South 7°02'25" East a distance of 141.10 feet to the PLACE OF BEGINNING and containing 8.575 acres of land.