

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on the 1<sup>st</sup> day of April, 2019, **QUITIN WORKMAN and SUSAN TILSON**, executed a Deed of Trust to **A.W. CLEM**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **AMIRA SADIK and husband, HAROLD VARTARIAN** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$78,000.00; such Deed of Trust being recorded in Instrument No. 160701-2019, Lamar County Official Public Records; and

**WHEREAS**, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Lamar County, Texas; and

**WHEREAS**, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **AMIRA SADIK and husband, HAROLD VARTARIAN**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 1<sup>st</sup> day of October, 2024, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises in the area designated by the Commissioner's Court inside the Lamar County Courthouse, in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

**THE REAL PROPERTY** mentioned above is described as follows:

The real property and premises at **47 NW 9<sup>th</sup> St, Paris, Texas 75460**, more fully described as follows:

A part of the Asa Jarman Survey within the corporate limits of the City of Paris, and a part of Lot Seven (7) in Block One (1) of the Connor Place Addition, according to plat of such Addition of record in Book 1, Page 26, Lamar County Plat Records; described by metes and bounds as follows:

BEGINNING at the NE corner of Lot Seven (7) above mentioned; this point being the intersection of the SB line of Connor Avenue and the WB line of 9<sup>th</sup> Street NW (formerly Connor Street);

THENCE WEST with the SB line of Connor Avenue 140 feet;

THENCE SOUTH 50 feet;

THENCE EAST 17.8 feet, a stake;

THENCE NORTH 1.6 feet;

THENCE EAST 10 feet;

THENCE SOUTH 1.6 feet;

THENCE EAST 112.2 feet to the WB line of 9<sup>th</sup> Street NW;

THENCE NORTH 50 feet to the place of beginning, and being the same property as Tract 2 described in deed to Amira Sadik dated September 16, 2011, of record in Document No. 091024-2011, Lamar County Official Public Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

**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 3rd day of September, 2024.



**CASEY GAIN**, Substitute Trustee  
c/o The Moore Law Firm, L.L.P.  
100 North Main Street  
Paris, Texas 75460-4222  
Telephone: 903-784-4393

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 3rd DAY OF Sept, 2024.