

Notice of Trustee's Sale

Date: March 11, 2024

Trustee: Jeffrey V. Gillis

Trustee's Address: 3 Sugar Creek Center Blvd.
Ste. 100, #229
Sugar Land, TX 77478

Mortgagee: L. Tam Family Limited Partnership, a Texas limited partnership

Note: Note dated November 13, 2023 in the amount of \$239,375.66

Deed of Trust

Date: November 13, 2023

Grantor: Thungan Thi Pham, a single person

Borrowers: Thungan Thi Pham, a single person; and Nam Hoai Le, a married person

Mortgagee: L. Tam Family Limited Partnership, a Texas limited partnership

Recording information: Document Number 210606-2024
Recorded January 22, 2024

Property:

Part of the R. Foreman Survey, Abstract No. 339, comprising 98.504 acres, as described in the survey attached below as Exhibit A and incorporated herein for all purposes.

County: Lamar

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: The sale shall begin no earlier than 1:00 p.m., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place of Sale: The East foyer, just inside the first floor East entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar County, Texas 75460, or at such other place as designated by the Lamar County Commissioner's Court.

Terms of Sale: The Property will be sold at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The property will be sold without any express or implied warranties, except as to the warranty of title, and will be acquired by the purchaser at its own

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF Mar, 2024.

risk. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of the property. In accordance with Texas Property Code section 51.0075, the Trustee reserves the right to set additional reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the Trustee. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

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.

Jeffrey V. Gillis is Trustee under the Deed of Trust. Borrowers have defaulted on obligation described above. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will sell this property at public auction under the terms expressed above.



Jeffrey V. Gillis, Trustee
3 Sugar Creek Center Blvd.
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Field Notes

Being all that certain tract of land situated about 15 miles Southeasterly from the City of Paris, Lamar County, Texas, a part of the R. Foreman Survey, Abstract No. 339, including the 1.321 acre tract conveyed to Shella Thurmon by deed recorded as Lamar County Document No. 145394-2017 and a part of the 254 acre tract conveyed to Richard Proctor, M.D. By deed recorded as Lamar County Document No. 153330-2018 and being further described as follows:

Beginning at a found wood fence corner in the East line of F.M. Highway No. 1497, the Southwest corner of said 254 acre Proctor tract and the Northwest corner of a 355 acre tract conveyed to Brenda Polk Watson by deed recorded as Lamar County Document No. 102758-2012;

Thence Northerly with the West line of F.M. Highway No. 1497 the following:

North $0^{\circ}16'30''$ West a distance of 1522.42 feet to a found concrete marker for the point of curvature of a curve to the left having a radius of 2914.8 feet;

Northerly with said curve having a long chord bearing North $5^{\circ}31'41''$ West 543.35 feet, an arc distance of 544.1 feet to a found concrete marker;

North $10^{\circ}58'18''$ West a distance of 64.68 feet to a found concrete marker;

North $4^{\circ}07'$ West a distance of 170.22 feet to a $\frac{1}{2}$ inch iron pin set for corner (Capped Chaney 4057);

West a distance of 20.9 feet to a found chain link fence corner, the Southwest corner of said 1.321 acres;

North $10^{\circ}15'32''$ West a distance of 140.0 feet to a $\frac{1}{2}$ inch iron pin found for corner (capped Chaney 4057), the Northwest corner of said 1.321 acres;

Thence East (basis of bearing per North line 1.321 acres Lamar County Document No. 145394-2018) and the South line of a tract conveyed to Martha Whitlock by deed recorded as Lamar County Document No. 153517-2018 a distance of 417.67 feet to a $\frac{1}{2}$ inch iron pin found for corner (capped Chaney 4057);

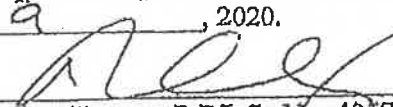
Thence South $10^{\circ}15'32''$ East with the East line of said 1.321 acres and the West line of said Whitlock tract a distance of 140.0 feet to a found steel fence corner;

Thence North $89^{\circ}16'30''$ East with the North line of said Proctor tract and the South line of said Whitlock tract a distance of 1480.0 feet to a $\frac{1}{2}$ inch iron pin set for corner (capped Chaney 4057);

Thence South $1^{\circ}55'37''$ East with the West line of the remainder of said 254 acre Proctor tract a distance of 2291.19 feet to a $\frac{1}{2}$ inch iron pin set for corner (capped Chaney 4057);

Thence South $89^{\circ}13'22''$ West with the South line of said Proctor tract and the North line of said Watson tract a distance of 1869.66 feet to the point of beginning and containing 98.504 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Nov. 9, 2020.


R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
Job # 129May17



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EXHIBIT A

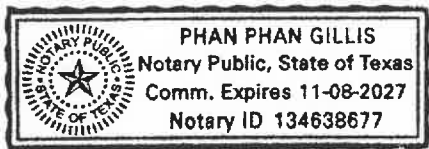
STATE OF TEXAS

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COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Jeffrey V. Gillis as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 11th day of March, 2024



Phan Phan Gillis
Notary Public, State of Texas