

**NOTICE OF TRUSTEE'S SALE UNDER TEXAS HOME EQUITY
DEED OF TRUST**

STATE OF TEXAS '

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR '

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.

WHEREAS, by Deed of Trust dated the **10th** day of **March, 2020**, **Montgomery Pike Burkhart and wife, Kay Parker Burkhart**, hereinafter referred to as "Borrower", conveyed to **Richard M. Amis**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

ALL THAT LOT, TRACT, OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A";

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$160,000.00**, executed by said Borrower and payable to **First Federal Community Bank, SSB**, (which note is hereby referred to as "note"), said Deed of Trust being of record under **Instrument No. 169419-2020**, of the **Lamar County Official Public Records**, (herein referred to as "Deed of Trust"); and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **First Federal Community Bank, SSB**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, an Order to Proceed with Notice of Sale and Sale was issued by the 6th District Court of Lamar County, Texas on the 9th day of May, 2024;

NOW, THEREFORE, notice is given that on **Tuesday, the 3rd day of September, 2024**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. **10:00 o'clock a.m.** is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, 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.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12th DAY OF Aug., 2024

WITNESS MY HAND this 12th day of August, 2024.



Don Biard, Substitute Trustee
38 1st NW, Paris, Texas 75460
(903) 785-1606

A part of the LARKIN RAYIAN SURVEY within the corporate limits of the City of Paris, described by metes and bounds as follows:

BEGINNING at a point in the WB line of the sidewalk on the West side of Church Street, 84 1/2 feet South of the SB line of Sherman Street, this being also the SE corner of a tract of land now or formerly owned by A. L. Warren;

THENCE WEST with Warren's SB line 300 feet, more or less, a stake

THENCE SOUTH 79 feet, a stake at the NW corner of a tract of land now or formerly owned by W. E. Boyd;

THENCE EAST with Boyd's NB line 300 feet, more or less, a stake in the WB line of the sidewalk on South Church Street;

THENCE NORTH with said WB line 79 feet to the place of beginning, and being the same property described in deed from Frances H. Holmes to James E. Anderson, Jr. and wife, Carolina D. Anderson, dated October 25, 1991, of record in Book 246, Page 60, Real Property Records of Lamar County, Texas; reference being made to all the above mentioned instruments and records for all necessary purposes;

EXHIBIT A