

## NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS                   §  
  §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF LAMAR                   §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by HORACIO FERNANDEZ, Trustee of the 908 4<sup>th</sup> Street Main Land Trust of Dallas County, Texas, to LEON HARRIS, TRUSTEE, dated NOVEMBER 23<sup>RD</sup>, 2021, for the benefit of JARDBAM INVESTMENTS, LLC., recorded in DOCUMENT 188562-2021, Deed of Trust Records, Lamar County, Texas.

securing the payment of that one certain promissory note in the original principal amount of \$63,000.00, I will, as Trustee under said Deed of Trust, in order to satisfy the


indebtedness secured thereby, default having been made in the payment thereof, sell on

Tuesday, DECEMBER 3<sup>RD</sup>, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 1:00 p.m. or within three hours thereafter of that day, the property described herein below:

SEE EXHIBIT "A" ATTACHED HERETO MADE A PART HEREOF FOR ALL PURPOSES.

And being more commonly known as: 908 SW 4TH, PARIS. TEXAS 75460

EXECUTED this 17TH day of OCTOBER, 2024

  
LEON HARRIS, Trustee

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 22<sup>ND</sup> DAY OF Oct. 24.

4. Legal description of land:

EXHIBIT "A"

Tract 1:

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, and of Lot 1 in Block 5 of the Locust Hill Addition, described by metes and bounds as follows;

**BEGINNING** at a point in the S.B.L. of Parr Avenue, which S.B.L. is one foot south of the inside of the concrete sidewalk running along the south side of Parr Avenue, where it intersects the east edge of the sidewalk running south on 4th street S.W.;

**THENCE** West with the S.B.L. of Parr Avenue, 130 feet;

**THENCE** South 78 feet;

**THENCE** East 130 feet to the east edge of the sidewalk on 4th St. S. W.

**THENCE** North with said sidewalk 78 feet to the place of beginning; and being the same property described in deed from Camille Dickerson to L.L. Medford, dated January 20, 1955.

Tract 2:

Lot Two (2) in Block Five (5) of the LOCUST HILL ADDITION within the corporate limits of the City of Paris, a part of the LARKIN RATTAN SURVEY, according to plat of such addition of record in Book 71, Page 608, Lamar County Deed Records, described by metes and bounds as follows:

**BEGINNING** at a stake 75 feet South of the Southwest intersection of Parr Avenue with South Travis Street;

**THENCE** South 75 feet, a stake,

**THENCE** West 210 feet, a stake in Bailey Street;

**THENCE** North 75 feet, a stake;

**THENCE** East 210 feet to the place of beginning, and being the same property described in deed from Mrs. Minnie E. Coleman, a widow, to L.L. Medford dated October 28, 1943, of record in Book 275, Page 67, Lamar County Deed Records

Save & Except:

All that tract or parcel of land, situated in Lamar County, Texas, and described as follows, to wit:

Situated within the corporate limits of the City of Paris, County of Lamar and State of Texas, a part of the Larkin Rattan Survey #778, and being a part of Lot 2 in Block 5 of the Locust Hill Addition, said Addition being duly recorded in the Plat Records of said County and State;

**BEGINNING** at an iron pin for corner in the East Boundary Line of 5th SW at the Northwest corner of said Lot 2, said point being South a distance of 75 feet from the South Boundary Line of Parr Avenue;

**THENCE** South along the East Boundary Line of 5th SW a distance of 75 feet to an iron pin for corner at the Southwest corner of said Lot 2;

**THENCE** East a distance of 100 feet to an iron pin for corner in the South Boundary Line of said Lot 2;

**THENCE** North a distance of 75 feet to an iron pin for corner in the North Boundary Line of said Lot 2;

**THENCE** West a distance of 100 feet to the place of beginning