

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF LAMAR §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated the 11TH day of MAY, 2011, LORRIE ANDREWS (hereinafter called "Borrower") conveyed to **Richard M. Amis**, as Trustee, the following described real estate situated in **Lamar** County, Texas, to-wit:

SEE EXHIBIT A ATTACHED;

(hereinafter called "Property"), to secure that one certain promissory note described in said Deed of Trust, in the original principal sum of **\$64,500.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Lorrie Andrews and payable to **FIRST FEDERAL COMMUNITY BANK (now FIRST FEDERAL COMMUNITY BANK, SSB)**, said Deed of Trust being filed of record **UNDER INSTRUMENT NUMBER 087786-2011** in the **Official Public Records of Lamar County, Texas**; and

WHEREAS, default has occurred under the terms of said Deed of Trust and the Indebtedness secured thereby is now wholly due and payable; and

WHEREAS, **FIRST FEDERAL COMMUNITY BANK, SSB**, (formerly First Federal Savings and Loan Association of Paris) the owner and holder of said note and Indebtedness, has requested the undersigned Trustee to sell the Property to satisfy same;

NOW THEREFORE, notice is given that on **Tuesday, the 6TH day of MAY, 2025**, I will sell the Property at the County Courthouse in **Lamar County, Texas**, to the highest bidder for cash.

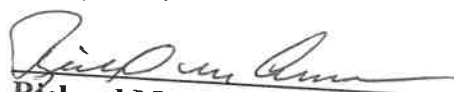
The earliest time on said date at which the sale may occur is **10:00 o'clock a.m.**, and the sale will begin at that time or not later than three hours after that time.

I will sell the Property at the area designated by the Commissioners Court of Lamar County, Texas for such sales, 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.**

Notice to Borrower

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 14TH day of APRIL, 2025.



Richard M. Amis, Trustee
630 Clarksville Street
Paris, Texas 75460

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15th DAY OF APR, 2025.

Situated about 5 miles East of the City of Paris, County of Lamar and State of Texas, a part of the William Skidmore Survey and also being a part of 130.023 acre tract of land conveyed R.W. Skinner et ux by P.E. Lee et ux of record in Book 524, Page 497, of the Deed Records of said County and State and being Lot 8 and 9, Block "B" of the Swain Addition No. 3, as shown by Plat of record in the Plat Records of said County and State and being further described as follows;

BEGINNING at an iron pin for corner at the NWC of said Addition, said point being the NEC of said Lot 9;

THENCE North 89 Deg. 46 Min. East a distance of 150.0 feet to an iron pin for corner;

THENCE South 1 Deg. 03 Min. West a distance of 207.0 feet to an iron pin for corner, the SEC of said Lot 8;

THENCE North 89 Deg. 17 Min. West a distance of 150.0 feet to an iron pin for corner;

THENCE North 1 Deg. 03 Min., East a distance of 204.5 feet to the place of beginning.

EXHIBIT A