

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the **20TH** day of **MAY, 2010**, **DANIEL L. BOOTH** (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 **\$80,000.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Daniel L. Booth and payable to **FIRST FEDERAL COMMUNITY BANK (now FIRST FEDERAL COMMUNITY BANK, SSB)**, said Deed of Trust being filed of record **UNDER INSTRUMENT NUMBER 078977-2010** 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. 25.

EXHIBIT "A"

Situated within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, a part of the George W. Cox Survey #164, and being Lot 16 and 17, and the East 30.5 feet of Lot 15, Block "5", Stellrose Addition, said Addition being recorded in Book 1, Page 54 Plat Records of said County and State, and being the same tract of land as conveyed John Frank Pierce by deed recorded in Vol. 162, Page 245, of the Real Property Records of said County and State.

BEGINNING at an iron pin (s) for corner at the Northeast corner of Lot 17 and said Pierce tract, said point being North 88 Deg. 42 Min. West a distance of 184.8 ft. from the intersection of the West Boundary Line of 24th S.E. and the South Boundary Line of Hubbard St.;

THENCE SOUTH 0 Deg. 09 Min. West a distance of 124.8 ft. to an iron pin (s) for corner at the Southeast corner of Lot 17 and said Pierce tract;

THENCE NORTH 89 Deg. 06 Min. West a distance of 152.5 ft. to an iron pin (s) for corner in the South Boundary Line of Lot 15 and the Southwest corner of said Pierce tract;

THENCE NORTH 0 Deg. 10 Min. East a distance of 125.9 ft. to an iron pin (s) for corner in the North Boundary Line of Lot 15 and the Northwest corner of said Pierce tract, said point being South 88 Deg. 42 Min. East a distance of 276.3 ft. from the intersection of the South Boundary Line of Hubbard St. and the East Boundary Line of 22nd S.E.;

THENCE SOUTH 88 Deg. 42 Min. East along the South Boundary Line of Hubbard St. a distance of 152.5 ft. to the place of beginning.