

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the **7TH** day of **AUGUST, 2006**, **THOMAS JACOB BREM** (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 **\$55,000.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Borrower and payable to **FIRST FEDERAL COMMUNITY BANK**, said Deed of Trust being filed of record in **VOLUME 1784 PAGE 244** of the **Official Public Property 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 Community Bank) 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 3RD day of JULY, 2018**, 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 **8TH** day of **JUNE, 2018**.



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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF June 2018.

All that certain tract or parcel of land in Lamar County, Texas described as follows:

A part of the ELI BARNETT SURVEY, No. 48, about 11-1/2 miles South 42, Deg. West from the City of Paris, and a part of a 3.93-acre tract of land described in deed from Ingram Creed to Alton Dockrey, of record in Book 665, Page 593, Lamar County Deed Records; described by metes and bounds as follows in accordance with a survey made by Mike S. Wright, Registered Public Surveyor, dated May 4, 1989, and revised on June 22, 1990 to show improvements:

BEGINNING at an iron pin at the NW corner of the Creed/Dockrey tract of land above mentioned;

THENCE NORTH 85 Deg. 5 Min. East 321.0 feet, with the NB line of said Creed/Dockrey tract, an iron pin;

THENCE SOUTH 5 Deg. 32 Min. East 296.7 feet, an iron pin;

THENCE with the NB line of Sunset Street on the following calls:
South 88 Deg. 45 Min. West 53.1 feet; along a curve to the right having a radius of 239.3 feet and a central angle of 62 Deg. 13 Min. 259.9 feet, and North 29 Deg. 1 Min. West 166.8 feet and a central angle of 62 Deg. 13 Min. 259.9 feet, and North 29 Deg. 1 Min. West 166.8 feet to the place of beginning;

BEING the same property described in deed from Alton Dockrey and wife, Linda Dockrey, to James O. Hesson and wife, Nell F. Hesson, dated June 28, 1990, of record in Book 164, Page 83, Real Property Records of Lamar County, Texas; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A