

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 17th day of March, 2020, **SPRING MARIE HART** executed a Deed of Trust to **A. W. Clem**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **AMIRA SADIK and HAROLD VARTANIAN** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$72,000.00; such Deed of Trust being recorded in **Document No. 170668-2020**, Lamar County Official Public Records; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **AMIRA SADIK and HAROLD VARTANIAN**, the legal owners and holders of such indebtedness, have requested me, **A. W. Clem**, as Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of November, 2020, at 1:00 o'clock p.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises in the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is more fully described as follows:

The real property and premises at **548 NW 3rd Street, Paris, Texas 75460**, being part of the Larkin Rattan Survey in City Block No. 79; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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 12th day of October, 2020.


A. W. CLEM, Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12th DAY OF Oct. 2020

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, in City Block No. 79; described by metes and bounds as follows:

BEGINNING at the SW corner of the lot described in deed from J. C. Goodjoin et ux. to W. B. Aikin, dated March 10, 1883, of record in Book P-2, Page 493, Lamar County Deed Records, this point being in the EB line of 3rd Street NW (formerly designated Eighteenth Street);

THENCE NORTH with the EB line of 3rd Street NW and the WB line of the Aikin lot 57.5 feet, a point;

THENCE EAST 150 feet to a stake in the WB line of a lot conveyed by W. B. Aikin to Elliott Bottling Works;

THENCE SOUTH 57.5 feet to a stake in the SB line of the Goodjoin/Aikin lot;

THENCE WEST 150 feet to the place of beginning, and being the same property described as Tract 1 in deed to Amira Sadik dated September 16, 2011, of record in Document No. 091024-2011, Lamar County Official Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A