

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 17th day of September, 2012, **LONNIE G. BRADLEY and wife, LISA BRADLEY**, 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 MUSA SADIK and husband, HAROUTYOUN AWADI VARTANIAN**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$28,000.00; such Deed of Trust being recorded in Document No. 099847-2012, Lamar County Official Records; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **AMIRA MUSA SADIK and husband, HAROUTYOUN AWADI 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 6th day of February, 2018, at 10:00 o'clock a.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 **531 Graham Street, Paris, Texas**, being two (2) tracts of land in the Larkin Rattan Survey, Abst. No. 778; 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 10th day of January, 2018.



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

BY _____
DEPUTY

RUTH SISSON
COUNTY CLERK

18 JAN 10 AM 11:20

FILED FOR RECORD
LAMAR COUNTY, TEX.

TRACT ONE:

A tract of 0.034 acre of land within the corporate limits of the City of Paris, part of the Larkin Rattan Survey, Abst. No. 778, and being the same property described in deed to James R. Moore et ux., dated March 17, 1986, of record in Book 695, Page 359, Lamar County Deed Records; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

TRACT TWO:

A part of the Larkin Rattan Survey, Abst. No. 778, within the corporate limits of the City of Paris, described by metes and bounds as follows:

BEGINNING at a stake at the intersection the EB line of 6th Street NW with the SB line of Graham Street;

THENCE SOUTH 87 Deg. East, with the SB line of Graham Street, 114 feet, a stake in the EB line of a concrete driveway;

THENCE SOUTH 131 feet, a fence corner;

THENCE WEST 115 feet, a fence corner in the EB line of 6th Street NW;

THENCE NORTH with the EB line of 6th Street NW 142 feet to the place of beginning, and being the same property described in correction deed to James Richard Moore et ux., dated October 25, 1973, of record in Book 552, Page 575, Lamar County Deed Records.

The above described two (2) tracts of land are the same property conveyed to Amira M. Sadik by Sheriff's Tax Deed dated December 16, 2009, of record in Document No. 075009-2009, Lamar County Official Records; and reference is made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT "A"