

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR

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.

WHEREAS, by Deed of Trust dated the **22nd** day of **February, 2016**, Artie Wayne Ribble, Jr. and Tana Marie Ribble (hereinafter referred to as "Borrower"), conveyed to **Richard M. Amis**, as Trustee, the following described property situated in **Lamar County, Texas**, to-wit:

ALL THAT CERTAIN TRACT, LOT, OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", INCORPORATED HEREIN BY REFERENCE FOR ALL NECESSARY PURPOSES;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$93,000.00**, executed by said Borrower and payable to **First Federal Community Bank, SSB**, (which note is hereby referred to as "note"), said Deed of Trust being of record as **Instrument No. 131387-2016** of the **Lamar County Official Public Records**, (herein referred to as "Deed of Trust"); and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **First Federal Community Bank, SSB**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, Tana Marie Ribble is now deceased and a Temporary Administration is pending in the County Court at Law of Lamar County, Texas, in Cause No. P-18750 and said Court entered an order allowing First Federal Community Bank, SSB to proceed with foreclosure of its lien; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the manner authorized by the Deed of Trust.

NOW, THEREFORE, notice is given that on **Tuesday, the 5th day of January, 2021**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. **10:00 o'clock a.m.** is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, 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.**

20 DEC 15 PM 2:17
Lamar County, Texas
FILED FOR RECORD

WITNESS MY HAND this **15th** day of **December, 2020**.



Don Biard, Substitute Trustee

38 1st NW, Paris, Texas 75460

(903) 785-1606

BEGINNING AT A CONCRETE HIGHWAY MARKER FOUND IN THE WEST LINE OF F.M. NO. 196,
AT THE SOUTHEAST CORNER OF SAID 30.0 ACRE TRACT;

THENCE NORTH 3 DEGREES 15' WEST WITH THE WEST LINE OF SAID F.M. NO. 196, A
DISTANCE OF 88.00' TO CONCRETE HIGHWAY MARKER FOUND;

THENCE NORTH 3 DEGREES 30' WEST CONTINUING WITH SAID F.M. NO. 196 A DISTANCE OF
217.00' TO A 3/8" IRON SPIKE SET;

THENCE WEST WITH A FENCE LINE A DISTANCE OF 143.00' TO A 3/8" IRON SPIKE SET AT A
FENCE CORNER POST;

THENCE SOUTH 3 DEGREES 25' 40" EAST WITH A FENCE LINE A DISTANCE OF 305.00' TO A
3/8" IRON ROD SET IN THE SOUTH LINE OF SAID 30.0 ACRE TRACT;

THENCE EAST WITH THE SOUTH LINE OF SAID 30.0 ACRE TRACT A DISTANCE OF 143.00' TO
THE POINT OF BEGINNING AND CONTAINING 1.0 ACRE OF LAND.

EXHIBIT A