

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 **24th** day of **September, 1997**, **Joyce Nix Cofield**, 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 lot, tract, or parcel of land situated in Lamar County, Texas, a part of the Asa Jarman Survey, being Lot Six (6) of the Western Oaks Subdivision to the City of Paris, Texas, as shown on the Plat thereof recorded in Book 4, Page 9, Lamar County Plat Records;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of **\$29,815.00**, executed by said Borrower and payable to **First Federal Community Bank**, (which note is hereby referred to as "note"), said Deed of Trust being recorded in **Volume 721, Page 203**, Lamar County Real Property 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**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of **Richard M. Amis**, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

NOW, THEREFORE, notice is given that on **Tuesday, the 4th** day of **February, 2020**, I will sell said property at the County Courthouse in **Lamar County, Texas**, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." **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 or as designated by the commissioner's court of said County.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 18th DAY OF July, 2020

WITNESS MY HAND this **13th** day of **January, 2020**.



DON BIARD, Substitute Trustee
38 First Street NW
Paris, Texas 75460
(903) 785-1606