

## NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the **9TH** day of **NOVEMBER, 2007**, **BRIAN D. ROBBINS** (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 **\$49,800.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Brian D. Robbins and payable to **FIRST FEDERAL COMMUNITY BANK (now First Federal Community Bank, SSB)**, said Deed of Trust being filed of record **UNDER INSTRUMENT NUMBER 054274-2007** in the **Official Public 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 Savings and Loan Association of Paris) 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 6TH day of AUGUST, 2024**, 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 15<sup>th</sup> day of **JULY, 2024**.



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

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 16 DAY OF July, 2024.

EXHIBIT "A"

all that certain  
tract or parcel of land situated in Lamar County, Texas and being described as follows,  
to-wit:

Situated about 4 miles East from Paqis, Lamar County, Texas; being a part of the John Guffey Survey, Abst. No. 363; also being a part of a tract of land described in a Deed of Record in Vol. 446, Page 407, Lamar County Deed Records; said tract being more particularly described as follows, to-wit:

BEGINNING at an Iron Pipe set for a corner, said point being 500 feet East and 400 feet North of the S/W corner of the tract described in the above mentioned Deed;

THENCE NORTH 00 deg. 30 min. West, 164 feet to an I.P. set for a corner;

THENCE NORTH 89 deg. 54 min. East, 100 feet to an I.P. set for a corner;

THENCE SOUTH 00 deg. 30 min. East, 164 feet to an I.P. set for a corner;

THENCE SOUTH 88 deg. 45 min. West, 100 feet to the place of beginning.

Being the same property described in deed from Robert W. Hill and wife, Elizabeth K. Hill to Maurieace Robbins and wife, Patsy Robbins dated August 30th, 1972, recorded in Book 539, Page 567, Deed Records of Lamar County, Texas.