

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 **JULY, 2015**, **CORY HART AND LORIE JOHNSONS** (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 **\$30,000.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Cory Hart and Lorie Johnson and payable to **FIRST FEDERAL COMMUNITY BANK, SSB**, said Deed of Trust being filed of record **UNDER INSTRUMENT NUMBER 125602-2015** 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 5TH day of NOVEMBER, 2024**, I will sell the Property at the County Courthouse in **Lamar County, Texas**, to the highest bidder for cash.

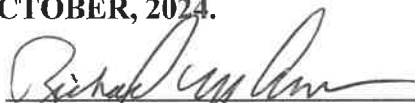
The earliest time on said date at which the sale may occur is **10:00 o'clock a.m.**, and the sale will begin at that time or not later than three hours after that time.

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 15th day of **OCTOBER, 2024**.



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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15th DAY OF Oct, 2024

TRACT 1:

A part of the LARKIN RATTAN SURVEY within the corporate limits of the City of Paris, on the East side of 3rd Street SE (formerly South 23rd Street) in City Block No. 160; described by metes and bounds as follows:

BEGINNING at a stake in the EB line of 3rd Street SE at the SW corner of a lot 105 feet by 210 feet conveyed by W. H. P. Anderson et ux. to R. D. Logsdon on October 13, 1910, by deed of record in Book 136, Page 463, Lamar County Deed Records;

THENCE NORTH with said EB line 52 feet, a stake;

THENCE EAST 150 feet, a stake;

THENCE SOUTH 52 feet, a stake;

THENCE WEST 150 feet to the place of beginning, and being the same property described in deed from David Dixon Justice et al. to William A. Ressler dated November 30, 1988, of record in Book 62, Page 321, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

TRACT 2:

A part of the LARKIN RATTAN SURVEY within the corporate limits of the City of Paris, on the East side of 3rd Street SE in City Block No. 160; described by metes and bounds as follows:

BEGINNING at a stake in the EB line of 3rd Street SE at the NW corner of a lot 105 feet by 210 feet conveyed by W. H. P. Anderson et ux. to R. D. Logsdon, by deed of record in Book 136, Page 463, Lamar County Deed Records;

THENCE SOUTH with said EB line 52 feet, a stake;

THENCE EAST 150 feet, a stake;

THENCE NORTH 52 feet, a stake;

THENCE WEST 150 feet to the place of beginning, and being the same property described in deed from David Dixon Justice et al. to William A. Ressler, dated November 30, 1988, of record in the Real Property Records of Lamar County, Texas; reference being made to all the above mentioned instruments and records for all necessary purposes.

TRACT 3:

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, on the East side of 3rd Street SE, in City Block No. 160; described by metes and bounds as follows:

BEGINNING at a stake in the EB line of 3rd Street SE, this point being the NW corner of a lot conveyed by Mrs. Mattie Watson to W. M. Swain;

THENCE NORTH with said EB line 52.5 feet;

THENCE EAST 150 feet;

THENCE SOUTH 52.5 feet;

THENCE WEST 150 feet to the place of beginning, and being the same property described in deed to Leslie Sidham, dated February 7, 1983, of record in Book 653, Page 543, Lamar County Deed Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A