

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF LAMAR

RUTH SISSON
CLERK
BY _____ DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

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 26th day of June, 2014, **DONNA J. WALLACE** (hereinafter referred to as "Borrower"), **joined pro forma by her husband, Gearl A. Tyler**, conveyed to **Richard M. Amis**, as Trustee, the following described property situated in Lamar County, Texas, to-wit:

ALL THOSE CERTAIN TRACTS, LOTS, OR PARCELS OF LAND SITUATED IN LAMAR COUNTY, TEXAS A PART OF THE ISAIAH DAVIS SUVREY AND 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 **\$26,000.00**, 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. 116780-2014** of the **Lamar County Official Public Records**, (herein referred to as "Deed of Trust"); and

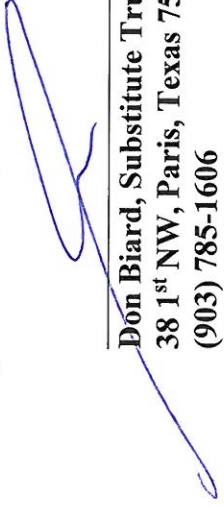
WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **First Federal Community Bank, SSB**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, Donna J. Wallace is now deceased and a Temporary Administration is pending in the County Court of Lamar County, Texas, in Cause No. P-18030 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 3rd day of January, 2017**, 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.**

WITNESS MY HAND this 12th day of December, 2016.



Don Biard, Substitute Trustee
38 1st NW, Paris, Texas 75460
(903) 785-1606

Situated within the Corporate limits of the City of Paris, County of Lamar and State of Texas, a part of the Isaiah Davis Survey #253, and being a part of Lots 8 and 9 in Block 4 of the Belmont Addition, said Addition being duly recorded in the Lamar County Plat Records;

BEGINNING at a stake for corner at the Northeast corner of said lot 9;

THENCE WEST along the South boundary line of Fairfax Street a distance of 70.9 feet to a stake for corner at the Northwest corner of said Lot 9;

THENCE SOUTH a distance of 70 ft. to a stake for corner in the West Boundary Line of said lot 9;

THENCE EAST a distance of 70.9 ft. to a stake for corner in the East Boundary Line of said Lot 9;

THENCE NORTH along the West Boundary Line of 14th N. E., a distance of 70 ft. to the place of beginning, in accordance with an actual survey on the ground by W. R. Abbott, Registered Public Surveyor on June 23, 1977; being the same described property as shown on replat of Lots 8 and 9, Block 4, Belmont Addition, recorded in the Lamar County Plat Records and the same property described in deed to Ester Lee Goad dated March 14, 1979 of record in Vol. 611, Page 746, Lamar County Deed Records; reference being made to the above described instruments and records for all necessary purposes.

EXHIBIT A