

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMAR §

WHEREAS, by Deed of Trust dated the **23RD** day of **SEPTEMBER, 2002**, **MARK LYNN SPRAY AND WIFE, TARA MICHELLE SPRAY** (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 **\$58,400.00** (which note and the other sums secured by said Deed of Trust are hereinafter called "Indebtedness"), executed by Borrower and payable to **FIRST FEDERAL COMMUNITY BANK**, said Deed of Trust being filed of record in **Volume 1241 Page 38** of the **Real Property 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 Community Bank) 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 1ST day of AUGUST, 2017**, I will sell the Property at the County Courthouse in **Lamar County, Texas**, to the highest bidder for cash.

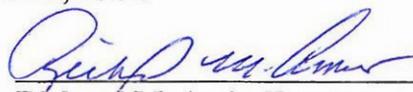
The earliest time on said date at which the sale may occur is **10:00 o'clock a.m.**, and the sale will begin at that time or not later than three hours after that time.

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 **10TH** day of **JULY, 2017**.



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

FILED FOR RECORD  
LAMAR COUNTY, TEXAS  
17 JUL 11 AM 11:18  
RUTH S. SONNENSHINE  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

A part of the M.E.P. & P.R.R. Co. Survey, Section No. 30, John H. Barnes, Patentee, Abst. No. 1307, about 6.5 miles East of the City of Paris, and also being Tract 2 as shown on the plat of a 6.204 acre tract of land designated as TIMBERLANE ESTATES, conveyed by David W. Glass to Hayden Swaim by deed of record in Book 571, Page 772, Lamar County Deed Records; described by metes and bounds as follows;

BEGINNING at an iron pin in the East Boundary Line of a County Road at a point 738 feet South from the NW corner of the 6.204-acre tract of land above mentioned;

THENCE SOUTH with the East Boundary Line of said County Road 82 feet, an iron pin;

THENCE EAST 305.6 feet, an iron pin;

THENCE NORTH 0 Degrees 53 Minutes West 82 feet, an iron pin;

THENCE WEST 304.2 feet to the place of beginning, and being the same property described in deed from Gregory F. Harmon and wife, Sharon Harmon, to Sam D. Ausmus, Jr. and wife, Gloria Ann Ausmus, dated February 1, 1978, of record in book 599, page 367, Lamar County Deed Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A