

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE UNDER TEXAS HOME
EQUITY DEED OF TRUST**

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 **18th** day of **December, 2003**, **Daniel Winter and wife, Sheri Winter**, 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, BEING LOT 6, BLOCK 6, OF THE TOWN NORTH ESTATES NO. 3 ADDITION TO THE CITY OF PARIS, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN ENVELOPE 239-B, 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 **\$54,000.00**, 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 under in **Volume 1415, Page 150, as corrected under Instrument No. 163195-2019**, 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, an Order to Proceed with Notice of Sale and Sale was issued by the District Court of Lamar County, Texas on the 27th day of July, 2020;

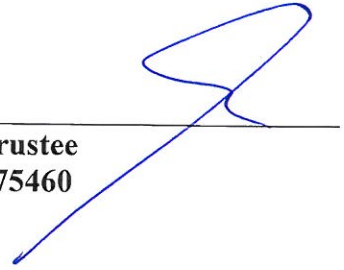
WHEREAS, the undersigned has been appointed Substitute Trustee in the manner authorized by the Deed of Trust.

NOW, THEREFORE, notice is given that on **Tuesday, the 1st day of September, 2020**, 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.**

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF Aug, 2020

WITNESS MY HAND this **11th** day of **August, 2020**.

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

A handwritten signature in blue ink, consisting of a large, stylized loop at the top and a long, sweeping stroke extending downwards and to the left.