

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 1st day of May, 2019, **ANGEL McCHRISTON and ERIKA WHITE** executed a Deed of Trust to **A. W. Clem**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **AMIRA SADIK and HAROLD VARTANIAN** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$66,000.00; such Deed of Trust being recorded in **Document No. 161218-2019**, Lamar County Official Public Records; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **AMIRA SADIK and HAROLD VARTANIAN**, the legal owners and holders of such indebtedness, have requested me, **A. W. Clem**, as Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

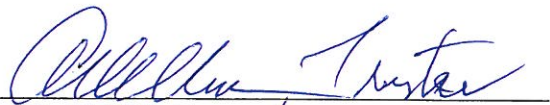
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of June, 2021, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises in the East foyer, just inside the Second Floor Entrance, of the Lamar County Courthouse in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is more fully described as follows:

The real property and premises at **350 10th Street NE, Paris, Texas 75460**, being part of the I. Davis Survey in City Block No. 68; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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 11th day of May, 2021.



A. W. CLEM, Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12th DAY OF May, 2021.

A part of the I. Davis Survey within the corporate limits of the City of Paris, on the East side of 10th Street NE in City Block No. 68; described by metes and bounds as follows:

BEGINNING at the intersection of the SB line of East Cherry Street with the EB line of 10th Street NE, this point being the NW corner of a lot known as East Paris Fire Station, this property having been sold to Marion Brown in December, 1945;

THENCE SOUTH with the EB line of 10th Street NE 72.5 feet;

THENCE EAST 108 feet;

THENCE NORTH 72.75 feet;

THENCE WEST with the SB line of East Cherry Street 111 feet to the place of beginning, and being the property conveyed to Amira Sadik by Sheriff's Tax Deed dated October 26, 2017, of record in Document No. 147935-2017, Lamar County Official Public Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

EXHIBIT A