

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TITUS §

WHEREAS, by Deed of Trust dated the **3RD** day of **OCTOBER, 2005** (herein called "Deed of Trust"), **DOS MOLINOS TORTILLA HEAVEN, INC.** (herein called "Borrower") conveyed to **Richard M. Amis**, as Trustee, the following described property situated in **Titus County**, Texas, to-wit:

*SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF*

(herein called "Property"), to secure that one certain promissory note described the Deed of Trust, in the original principal sum of **\$122,400.00** (herein called "Note"), executed by said Borrower and **Walter Molina**, and payable to First Federal Community Bank, the Deed of Trust being of record in **Volume 1768 Page 112** of the **Real Property Records** of **Titus 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;

WHEREAS, **First Federal Community Bank, SSB** the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same;

NOW THEREFORE, notice is given that on **Tuesday**, the **6TH** day of **MAY, 2025**, I will sell said property at the County Courthouse in **Titus County**, Texas, to the highest bidder, for cash.

The earliest time on said date at which the sale may occur is **11:00 o'clock a.m.**, and the sale will begin at that time or not later than three hours after that time.

I will sell said property at the area designated by the Commissioners Court of said County for such sale, to-wit, **South steps of the Courthouse, Mt. Pleasant, 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 **14TH** day of **APRIL, 2025.**

FILED FOR RECORD
2025 APR 15 P 3:03
COUNTY CLERK TITUS CO TX
BY *KL* DEPUTY



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

EXHIBIT 'A'

Being a lot, tract, or parcel of land situated in the Berry Merchant Survey, Abstract No. 358, and being all of the remainder of that certain 2.12 acre tract of land conveyed from C. G. Roach to Jon Roach, by Warranty Deed, as recorded in Volume 505, Page 113, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the Southeast corner of the remainder of said 2.12 acre tract, and the Southwest corner of the remainder of a tract of land conveyed to T. M. Connor et ux, by deed recorded in Volume 240, Page 9, Deed Records, Titus County, Texas, said point lying in the North line of a 25 acre tract of land conveyed to City of Mt. Pleasant, by deed recorded in Volume 299, Page 135, Deed Records, Titus County, Texas, from said point, a 1/2 inch iron rod found, bears North 87 Degrees 35 Minutes 11 Seconds East, a distance of 357.46 feet; Thence, South 87 Degrees 35 Minutes 11 Seconds West, (Reference Bearing), along the South line of the remainder of said 2.12 acre tract, and the North line of said 25 acre tract, passing at a distance of 3.84 feet, a 1/2 inch iron pipe found, and continuing the same course along the South line of the remainder of said 2.12 acre tract, and the North line of said 25 acre tract in all a total distance of 210.00 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Southwest corner of the remainder of said 2.12 acre tract, and the Southeast corner of the remainder of a 1.12 acre tract of land conveyed to Herman Bruechner, by deed recorded in Volume 288, Page 31, Deed Records, Titus County, Texas, from said point, a 1/2 inch iron pipe found, bears South 87 Degrees 35 Minutes 11 Seconds West, a distance of 230.00 feet; Thence, North 02 Degrees 25 Minutes 02 Seconds West, along the West line of the remainder of said 2.12 acre tract, and the East line of the remainder of said 1.12 acre tract, a distance of 191.58 feet to a steel spindle set at the Northwest corner of the remainder of said 2.12 acre tract, and the Northeast corner of the remainder of said 1.12 acre tract, said point lying in the South Right of Way line of Greenhollow Drive, (Variable Width R.O.W.), and in a curve to the left, with a radius of 31.53 feet, a delta angle of 20 Degrees 19 Minutes 54 Seconds, the chord of which bears North 61 Degrees 07 Minutes 36 Seconds East, for a chord distance of 11.13 feet, from said point, a steel spindle set, bears North 02 Degrees 25 Minutes 02 Seconds West, a distance of 16.20 feet; Thence, along the North line of the remainder of said 2.12 acre tract, the South Right of Way line of said Greenhollow Drive, and along the arc of said curve, for an arc length of 11.19 feet to steel spindle set at an angle point in the North line of the remainder of said 2.12 acre tract, and an angle point in the South Right of Way line of said Greenhollow Drive; Thence, South 79 Degrees 53 Minutes 07 Seconds East, continuing along the North line of the remainder of said 2.12 acre tract, and the South Right of Way line of said Greenhollow Drive, a distance of 15.42 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at an angle point in the North line of the remainder of said 2.12 acre tract, and an angle point in the South Right of Way line of said Greenhollow Drive; Thence, North 89 Degrees 00 Minutes 34 Seconds East, continuing along the North line of the remainder of said 2.12 acre tract, and the South Right of Way line of said Greenhollow Drive, a distance of 116.12 feet to an "X" set in concrete at an angle point in the North line of the remainder of said 2.12 acre tract, and the South Right of Way line of said Greenhollow Drive; Thence, North 82 Degrees 36 Minutes 01 Seconds East, continuing along the North line of the remainder of said 2.12 acre tract, and the South Right of Way line of said Greenhollow Drive, a distance of 69.16 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Northeast corner of the remainder of said 2.12 acre tract, and the Northwest corner of the remainder of said Connor Tract, from said point, a steel spindle set, bears North 02 Degrees 25 Minutes 02 Seconds West, a distance of 11.09 feet; Thence, South 02 Degrees 25 Minutes 02 Seconds East, along the East line of the remainder of said 2.12 acre tract, and the West line of the remainder of said Connor tract, a distance of 196.32 feet to the POINT OF BEGINNING and CONTAINING 40,441 square feet or 0.93 acre of land, more or less.