

Notice of Foreclosure Sale

June 4, 2019

Deed of Trust ("Deed of Trust"):

Dated: March 1, 2018

Grantor: JOHN THOMAS GRANTHAM and DORINDA SUSAN GRANTHAM

Trustee: LANNY RAMSAY

Lender: GLENDA H. MARTIN and JOSEPHINE GEORGE

Recorded in: Volume 742, Page 734 of the Real Property Records of Red River County, Texas,

Legal Description:

All that certain tract or parcel of land situated in Red River County, Texas, being a 1.048 acre (45,642 square foot) tract of land in the JOHN R. HUMPHRIES SURVEY, ABSTRACT NO. 409, in the City of Bogata, Red River County; being a part of Lot 2, Block B of the SALLIE HOWISON ADDITION, as recorded in Envelope 66-B of the Red River County Plat Records (R.R.C.P.R.) and being all of that certain tract of land described in deed dated December 19, 2000, to Gregory Don Sherrill, et ux, recorded in Volume 502, Page 747 of the Red River County Official Public Records (R.R.C.O.P.R.); said 1.048 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are referenced to due West along the south boundary line of the subject tract and the north right-of-way line of F. M. Highway 909 and Clarksville Street per Vol. 502, Pg 747, R.R.C.O.P.R.);

BEGINNING at an iron bar found in the north right-of-way line of F. M. Highway 909 and Clarksville Street (formerly Harsama Street and 50 feet wide per Envelope 66-B, R.R.C.P.R.) for the southeast corner of that certain tract of land described in deed dated December 1, 1954, to Roy L. Hutson, recorded in Vol. 339, Pg. 182, Red River County Deed Records (R.R.C.D.R.) and the southwest corner of the herein described tract;

THENCE North 00°11' 10" West, along the west boundary line of said Roy L. Hutson tract, a distance of 457.65 feet to a ½ inch iron rod with cap set in the south boundary line of an alley (16 feet wide per Envelope 66-B, R.R.C.P.R.L) for the northeast corner of said Roy L. Hutson tract;

THENCE South 89° 47' 45" East, along the south boundary line of said alley, with a barbed wire fence line, a distance of 99.43 feet (call 100 feet) to a wood fence corner post found for the northwest corner of that certain tract of land described in deed dated November 17, 1958, to M.

A. Forester, recorded in Vol. 212, Pg. 447, R.R.C.D.R., from which a found ½ inch iron rod with cap bears South 89° 47' 45" East, a distance of 209.94 feet;

THENCE South 00° 16' 22" East, along the west boundary line of said M. A. Forester tract, a distance of 457.30 feet (call 457.65 feet) to an iron pipe found in the north right-of-way line of F. M. Highway 909 and Clarksville Street;

THENCE West (Reference Bearing), along the north right-of-way line of F. M. Highway 909 and Clarksville Street, a distance of 100.12 feet to the Point of Beginning and containing 1.048 acres of land, more or less.

Being the same land described in Deed from Harold Wayne Neeley and wife, Terry Ann Neeley, to Lanny L. Crow and wife, Sandra N. Crow, dated April 27, 2009, and recorded in Volume 629, Page 798, of the Official Public Records of Red River County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$77,500.00, executed by JOHN THOMAS GRANTHAM and DORINDA SUSAN GRANTHAM ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 2, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A. M. and not later than three hours thereafter.

Place: In the hallway inside the east door of the Red River County Courthouse Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, at the following location: 400 North Walnut Street, Clarksville, Texas 75426.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that GLENDA H. MARTIN and JOSEPHINE GEORGE's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, GLENDA H. MARTIN and JOSEPHINE GEORGE, the owners and holders of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of GLENDA H. MARTIN and JOSEPHINE GEORGE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GLENDA H. MARTIN and JOSEPHINE GEORGE's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

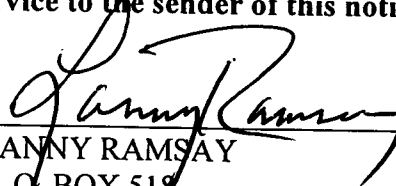
If GLENDA H. MARTIN and JOSEPHINE GEORGE pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by GLENDA H. MARTIN and JOSEPHINE GEORGE. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



LANNY RAMSAY
P. O. BOX 518
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Telephone (903) 537-4949
Telecopier (903) 537-2494

FILED FOR RECORD
11:29 o'clock A M. on

51 JUN 04 2019

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX