

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF RED RIVER

WHEREAS, by Deed of Trust dated May 15, 2014, Rebecca Lynn Williams and Robert Blake Williams conveyed to R. E. Gooding as Trustee the following described property situated in Red River County, Texas, to-wit:

All that certain tract or parcel of land situated in Red River County, Texas, about 18-1/2 miles N 42° W from the town of Clarksville; being part of the Isaac Moore Survey, Abstract No. 562, and being part of a called 18.945 acre tract of land described in Deed from James L. Dean and wife, M. Mozelle Dean, to John W. McCann and wife, Wanda Kay McCann, dated the 17th day of March, 1997, recorded in Volume 452, Pages 135-136, Official Public Records of Red River County, Texas; and being more particularly described as follows, to-wit:

BEGINNING at a 5/8" dia. metal pipe (found) at the Northeast corner of said 18.945 acre tract of land, in the South line of F. M. Highway No. 195;

THENCE S 0° 04' 38" E, along the fence line, a distance of 322.151 feet to a 5/8" dia. R. S. Rod (set) for a corner;

THENCE N 86° 42' 33" W, along a fence line, a distance of 251.174 feet to a 5/8" dia. R. S. Rod (set) for a corner;

THENCE N 1° 10' 49" E, along the fence line, a distance of 301.759 feet to a 5/8" dia. R. S. Rod (set) for a corner in the South line of said highway;

THENCE N 88° 35' 00" E, along the South line of said highway, a distance of 244.184 feet to the place of beginning and containing 1.772 acres of land, more or less.

Being the same land described in Deed from John W. McCann, individually and as Independent Executor of the estate of Wanda Kay McCann, deceased, to Ronnie Nichols and wife, Teresa Nichols, dated April 19, 2007, and recorded in Volume 597, Page 460 of the Official Public Records of Red River County, Texas.

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$40,000.00 executed by the said Rebecca Lynn Williams and Robert Blake Williams, payable to Cecil Farris (which note is hereby referred to as "note"), which said Deed of Trust is recorded in Volume 694, Page 558, of the Official Public Records of Red River County, Texas, (herein referred to as "Deed of Trust") and;

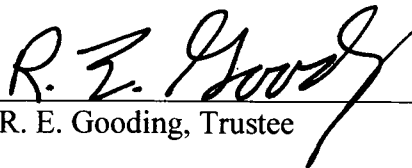
Whereas, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Cecil Farris, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2019, I will sell said property in the hallway just inside the East door of the Red River County Courthouse to the highest bidder, for cash. Ten 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 Red River County, Texas, for such sale, to-wit, in the hallway just inside the East door of the Red River County Courthouse, Clarksville, Texas.

WITNESS MY HAND this 11 day of July, 2019.


R. E. Gooding, Trustee

The original of the within notice was posted by me on the 11th day of July, 2019, on the bulletin board inside the East door of the Red River County Courthouse, Clarksville, Texas, where such notices are posted at 9:46 o'clock a. m., and a copy of the within notice was filed for record on the 11th day of July, 2019, in the office of the County Clerk of Red River County, Texas, at 9:36 o'clock a.m.


R. E. Gooding, Trustee

FILED FOR RECORD
9:36 o'clock A M. on

JUL 11 2019


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX