

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 October 20, 2016, William Watkins and wife, Wanda Watkins 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, a part of the W. G. MILLER SURVEY, ABSTRACT NO. 560, situated within the corporate limits of the City of Bogata, Texas, and being all of Rosalie Avenue, as shown on the official Original Plat of the Town of Bogata, Texas, shown of record in Volume 68, Page 199, of the Deed Records of Red River County, Texas, lying East of the present U.S. Highway No. 271, described as follows, to-wit:

BEGINNING at a point in the North Boundary line of Rosalie Avenue, as shown on the above mentioned plat, the same being the point of intersection of the East Boundary line of said U.S. Highway No. 271 with the North Boundary line of Rosalie Avenue;

THENCE East, with the North Boundary line of said Rosalie Avenue, 183 feet, more or less, to the intersection of the same with the West Boundary line of Bryson Street;

THENCE South, with the West Boundary line of Bryson Street, 50 feet, more or less, to the South Boundary line of Rosalie Avenue;

THENCE West, with the South Boundary line of Rosalie Avenue, 133 feet, more or less, to a point in the East Boundary line of said U.S. Highway No. 271;

THENCE Northwest, with the East Boundary line of said U.S. Highway No. 271, a distance of 70 feet, more or less, to the point of beginning.

Being the same land described in Deed from David Waymire, a single man, to Darlena Patterson, dated March 14, 2014, and recorded in Volume 692, Page 198, of the Official Public Records of Red River County, Texas.

FILED FOR RECORD
1:43 o'clock P. M. on

JUN 14 2018

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

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$24,000.00 executed by the said William Watkins and wife, Wanda Watkins, payable to Darlena Patterson (which note is hereby referred to as "note"), which said Deed of Trust is recorded in Volume 723, Page 491, 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 Darlena Patterson, 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 7th day of August, 2018, 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 14th day of June, 2018.



R. E. Gooding, Trustee

The original of the within notice was posted by me on the 14th day of June, 2018, on the bulletin board inside the East door of the Red River County Courthouse, Clarksville, Texas, where such notices are posted at 1:50 o'clock p. m., and a copy of the within notice was filed for record on the 14th day of June, 2018, in the office of the County Clerk of Red River County, Texas, at 1:43 o'clock p.m.



R. E. Gooding, Trustee