

Notice of Foreclosure Sale

FILED FOR RECORD
2:57 o'clock PM M. on

JUN 10 2025

Charisidy Chandler *ms*
HASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

June 9, 2025

Deed of Trust ("Deed of Trust"):

Dated: April 7, 2014

Grantor: MARK M. MCDONALD and wife, BREANNA M. MCDONALD

Original Trustee: RONNIE BRIDGES

Substitute Trustee: COLTON LANGFORD

Lender: THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS

Recorded in: Volume 0693, Page 042 of the real property records of the real property records of Red River County, Texas.

Legal Description: See **Exhibit A** attached hereto and incorporated herein

Secures: Promissory Note ("Note") in the original principal amount of \$33,915.00, executed by ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 1, 2025

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: At the front (North) Entrance of the Red River County Courthouse, Clarksville, Red River County, Texas

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 THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS'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, THE FIRST NATIONAL BANK OF

TOM BEAN, TEXAS, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS passes 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 THE FIRST NATIONAL BANK OF TOM BEAN, TEXAS. 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, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

LANGDON ★ DAVIS, L.L.P

/s/


Felicia K. Cienfuegos

Attorney for Lender

P.O. Box 1221, 625 Sam Houston St

New Boston, Texas 75570

Telephone (903) 628-5571

Telecopier (903) 628-5868

STATE OF TEXAS

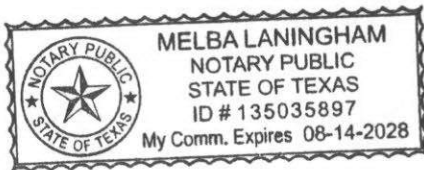
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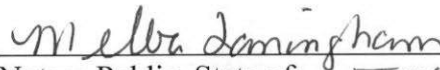
COUNTY OF

Bowie

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This instrument was acknowledged before me on June 10th 2025 by Felicia K. Cienfuegos .




Melba Laningham

Notary Public, State of Texas

My Commission Expires: 08-14-28

EXHIBIT "A"

All that certain tract or parcel of land being a part of the WADE H. VINING HEADRIGHT SURVEY, ABSTRACT NO. 878, in the City of Clarksville, Red River County, Texas, and in the west portion thereof, and being more particularly described as follows, to-wit:

BEGINNING at the intersection of the south curb of North Donoho Street with the south curb extended of the Paris Road;

THENCE South fractional degree off with the west curb of said Donoho Street 134 feet a stake east and opposite the southeast corner of a brick driveway post;

THENCE West to the south side of said driveway post and on west 136 feet a stake, the same being 43 feet north of the northeast corner of a tract or parcel of land recently conveyed to R. J. Miesch by Mrs. Belle DeVor Dinwiddie;

THENCE South 43 feet to said corner;

THENCE West with the most northern North Boundary line of said Miesch tract 146 feet to his northwest corner;

THENCE North to the south curb of the old Paris Road, the approximate distance of 202 feet;

THENCE East along said curb, approximately 364 feet to the place of beginning, save and except a fifteen foot driveway on the south of the hereinbefore described property and contiguous thereto, separating same from a tract of land formerly owned by Ballard A. Dinwiddie.

Being the same land described in Deed from Robert W. Stroud and wife, Martha Sue Stroud to Ben R. Peek and wife, Lynell W. Peek, dated September 9, 2002, and recorded in Volume 525, Page 276 of the Official Public Records of Red River County, Texas.

LESS, SAVE AND EXCEPT from the above described tract of land the following described three tracts of land:

TRACT ONE:

All that certain tract or parcel of land situated in the west part of the City of Clarksville, Red River County, Texas, being a part of the WADE H. VINING SURVEY, ABSTRACT NO. 878, also a part of a small tract heretofore deeded by Harold Wallace to R. T. Marchbanks, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake standing 180 feet west of the northeast corner of the above mentioned small tract at the south curb of the old Paris Road;

THENCE West with said curb 81 feet, a stake;

THENCE South 202 feet to the northwest corner of a lot now belonging to the Church of Christ, a bois d'arc post for corner;

THENCE East 81 feet, a stake

THENCE North 202 feet to the place of beginning, containing 16,362 square feet of land, more or less.

Being the same land described in Deed from Roy West and wife, Myra A. West, to Dollie L. Brown, dated November 29, 1949, and recorded in Volume 182, Page 625 of the Deed Records of Red River County, Texas.

TRACT TWO:

All that certain tract or parcel of land situated in Red River County, Texas, in the west part of the town of Clarksville; part of the Wade H. Vining Survey, Abstract No. 878, and being part of a small tract of land described in Deed from Gavin Watson, Jr. and M. K. Russell, Jr. to Robert Stroud and wife, Martha Sue Stroud, dated the 1st day of May, 1973, and recorded in Volume 282, Pages 375-376, Deed Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a metal stake at the southwest corner of said Stroud's tract of land; same being N 89° 30' W, 178 feet and S 1° 06' E, 185.5 feet from the intersection of the south line of

Broadway Street with the west line of Donoho Street;

THENCE N 1° 06' W, along Stroud's west line, a distance of 65.500 feet from the intersection of the south line of Broadway Street with the west line of Donoho Street

THENCE N 1° 06' W, along Stroud's west line, a distance of 65.500 feet to a chain-link fence corner;

THENCE N 80° 29' 45" E, a distance of 86.985 feet to a metal stake for a corner in said chain-link fence;

THENCE S 8° 57' E, a distance of 86.0985 to a metal stake in the south line of said tract of land;

THENCE S 81° 42' W, a distance of 38.500 feet to an inner corner of said small tract of land;

THENCE 9° 03' E, a distance of 44.30 feet to an existing metal pipe, at the most southern southeast corner of said small tract of land;

THENCE S 88° 25' 03" W, a distance of 57.985 feet to the place of beginning and containing 0.109 acre of land, more or less.

TRACT THREE:

All that certain tract or parcel of land situated in Red River County, Texas, in the West part of the town of Clarksville; part of the Wade H. Vining Survey, Abstract No. 878, and being part of a small tract of land described in Deed from Gavin Watson, Jr. and M. K. Russell, Jr. to Robert Stroud and wife, Martha Sue Stroud, dated the 1st day of May, 1973, and recorded in Volume 282, Pages 375-376, Deed Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a metal pipe in the west line of Donoho Street and south line of West Broadway Street; same being S 8° 57' E, 17.71 feet from the northeast corner of said Stroud tract;

THENCE South 8° 57' East, along the west line of Donoho Street, 119.30 feet to a metal pipe in the north line of a 15' width private driveway;

THENCE S 81° 42' West, along the north line of said private driveway, 64.00 feet to a metal stake, set for a corner;

THENCE N 8° 57' West, a distance of 83.30 feet to a metal pipe set for a corner at the south side of the concrete driveway to Stroud's house;

THENCE N 85° 51' East, a distance of 11.20 feet to a metal pipe at the southeast corner of said concrete drive;

THENCE N 1° 30' East, along the east line of said concrete drive, 44.40 feet to a metal pipe set for a corner in the south line of said Broadway Street;

THENCE S 89° 30' East, along the south line of said Broadway Street, 45.40 feet to the place of beginning and containing 0.166 acre of land, more or less.

Being the same land described in Deed from Brent Ross Peek, a single man, to Ben R. Peek and wife, Lynell W. Peek, dated January 31, 2008, and recorded in Volume 610, Page 683 of the Official Public Records of Red River County, Texas.