

MAY 29 2025

Charisidy Chandler C. D.  
CHASSIDY CHANDLER, COUNTY CLERK  
RED RIVER CO., TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 133958-TX

Date: May 23, 2025

County where Real Property is Located: Red River

ORIGINAL MORTGAGOR: JAMES T. BRANNAN AND WIFE, MARY M. BRANNAN

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA, ACTING THROUGH THE  
FARMERS HOME ADMINISTRATION, UNITED STATES  
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or  
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 9/21/1994, RECORDING INFORMATION: Recorded on 9/27/1994, as Instrument No.  
96592 in Book 130 Page 550

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF  
LAND SITUATED IN RED RIVER COUNTY, IN THE CITY OF CLARKSVILLE, TEXAS, BEING LOT  
SIX (6) OF BLOCK SIX (6) OF THE SIMS ADDITION TO THE CITY OF CLARKSVILLE, TEXAS,  
ACCORDING TO THE OFFICIAL PLAT AND DEDICATION OF SAID ADDITION ON RECORD IN  
THE OFFICE OF THE COUNTY CLERK OF RED RIVER COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2025**, the foreclosure sale will be conducted in  
**Red River** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the  
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the  
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

3775 Venture Drive  
Duluth, GA 30096

United States of America acting through the Rural Housing Service or successor agency, United States Department  
of Agriculture  
c/o Dawson's Management - USDA

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MICHAEL TURNER, RICHARD PAUL CARR JR, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, MARGARET ROSANNE KAYL, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

## AFFIDAVIT OF POSTING

THE STATE OF TEXAS

COUNTY OF Red River

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§  
§

Pursuant to the applicable provisions of Texas law, I, MICHAEL TURNER, RICHARD PAUL CARR JR, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, MARGARET ROSANNE KAYL, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON on May 29, 2025, on behalf of and at the specific instruction and request of Dawson's Management - USDA did file a Notice of Trustees Sale with the County Clerk of Red River County, Texas and did post a like Notice at the door of the Courthouse of Red River County, Texas. The land described in the Notice of Trustee's Sale is located in Red River County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: May 29, 2025



MICHAEL TURNER, RICHARD PAUL CARR JR, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, MARGARET ROSANNE KAYL, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Michael Turner, Richard Paul Carr Jr, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Margaret Rosanne Kayl, Casper Rankin, Laurel Handley, Hollis Hamilton who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 29<sup>th</sup> day of May, 2025.

CHASSIDY CHANDLER

~~Notary Public~~ in and for the State of Texas

By: LORIE BAIRD, Deputy

My commission expires: \_\_\_\_\_

### **Exhibit "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, IN THE CITY OF CLARKSVILLE, TEXAS, BEING LOT SIX (6) OF BLOCK SIX (6) OF THE SIMS ADDITION TO THE CITY OF CLARKSVILLE, TEXAS, ACCORDING TO THE OFFICIAL PLAT AND DEDICATION OF SAID ADDITION ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF RED RIVER COUNTY, TEXAS.

#### **Return to:**

ALDRIDGE PITE, LLP  
8880 Rio San Diego Drive, Suite 725  
P.O. Box 17935  
San Diego, CA 92108  
T.S. No.: 133958-TX