

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 January 8, 2021, Arthur Benner and wife, Tammy Evans-Benner conveyed to R. E. Gooding as Trustee, 228 North Walnut, Clarksville, Texas 75426, the following described property situated in Red River County, Texas, to-wit:

Being 24.01 acres of land situated in the George Peirman Survey, A-672, Red River County, and being part of a called 1,219.582 acre tract conveyed to Liberty Bankers Life Insurance Company in a deed recorded in Volume 739, Page 238, Red River County Official Public Records (RRCOPR), said 24.01 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 18-012, Dwg. No. 18012-10, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a found concrete right of way monument in the east right of way of F.M. 1159, being the northwest corner of this tract same being the most western southwest corner of a 35.03 acre "Tract # 9" surveyed this same date, from which a ½ inch iron rod found at the northwest corner of said 1,219.582 acre tract, and being situated at the intersection of the east right of way line of Farm to Market Road 1159, and the south margin of County Road 3240 bears N 21° 31' 31" E, 1,365.08 feet;

THENCE S 68° 00' 49" E, along the most western south line of said 35.03 acre "Tract # 9" and across said 1,219.582 acre tract, 2,628.72 feet to a ½" iron rod with plastic cap stamped "MTX Surveying" set at the northeast corner of this tract, same being an ell corner of said 35.03 acre "Tract # 9";

THENCE S 21° 31' 38" W, across said 1,219.582 acre tract and with the most southern west line of said 35.03 acre "Tract # 9", 400.00 feet to a ½" iron rod with plastic cap stamped "MTX Surveying" set for the southeast corner of this tract and the northeast corner of a 23.77 acre "Tract # 11", surveyed this same date;

THENCE N 68° 00' 49" W, across said 1,219.582 acre tract, and with the north line of said "Tract # 11", 2,600.82 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the southwest corner of this tract and the northwest corner of said "Tract # 11", same being in the east right of way of F.M. 1159, from which a found concrete right of way monument bears S 17° 32' 24" W, 121.01 feet;

FILED FOR RECORD
3.03 o'clock P M. on

FEB 25 2025

Chassidy Chandler

CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

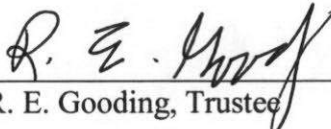
THENCE N 17° 32' 24" E, along the west line of this tract and the east right of way of F.M. 1159, 401.19 feet to the PLACE OF BEGINNING and containing 24.01 acres of land, more or less.

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$70,000.00 executed by the said Arthur Benner and wife, Tammy Evans-Benner, payable to Legacy Concepts (which note is hereby referred to as "note"), which said Deed of Trust is recorded under Document Number 2021-00080, 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 Legacy Concepts, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

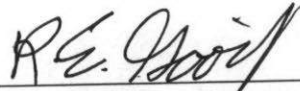
NOW, THEREFORE, notice is hereby given that on Tuesday, the 8th day of April, 2025, I will sell said property in the hallway just inside the East door of the Red River County Courthouse to the highest bidder for cash. Ten o'clock a.m. is the earliest time on said date at which the sale may occur and 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 25th day of February, 2025.



R. E. Gooding, Trustee

The original of the within notice was posted by me on the 25th day of February, 2025, on the bulletin board inside the East door of the Red River County Courthouse, Clarksville, Texas, where such notices are posted at 3:09 o'clock P. m., and a copy of the within notice was filed for record on the 25th day of February, 2025, in the office of the County Clerk of Red River County, Texas, at 3:03 o'clock P.m.



R. E. Gooding, Trustee
228 N Walnut
Clarksville, Texas 75426