

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 1st day of May, 2023, **CULTIVATED HOMES, LLC, A Texas Limited Liability Company, by and through its duly authorized Manager, Andy Williams**, executed a Deed of Trust to **DON BIARD**, as Trustee, covering the real property and premises in Red River County, Texas, hereinafter described, given to secure **BRAVO RENTAL PROPERTIES, LLC, A Texas Limited Liability Company**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$440,000.00; such Deed of Trust being recorded in Document No. 2023-00833, Red River County Official Public Records; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Red River County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **BRAVO RENTAL PROPERTIES, LLC, A Texas Limited Liability Company**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of July, 2024, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises in the area designated by the Commissioner's Court inside the Red River County Courthouse, in the City of Clarksville, Red River County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

1807 W Main St., Clarksville, TX & 104 W South St., Clarksville, TX

Two (2) tracts of land situated within the Corporate Limits of the City of Clarksville, in Red River County, Texas; part of the Wade H. Vining Survey, Abst. No. 878 and the Henry Stout Survey, Abst. No. 759, containing 0.72 acres of land and 0.48 acres of land, respectively; both more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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.

WITNESS my hand this 5th day of June, 2024.

FILED FOR RECORD
4:00 o'clock P M. on

JUN 05 2024

Charisidy Chandler

CHARISIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

Casey Gain

CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

Exhibit A

Tract 1-1807 W Main Street

All that certain tract or parcel of land situated within the Corporate Limits of the City of Clarksville, in Red River County, Texas; part of the Wade H. Vining Survey, Abstract No. 878, same being all of the called 0.72 acre, more or less, tract of land described in a Deed of Emmitt L. Sparkman, et. ux and recorded in Volume 406 , Page 59 of the Deed Records of Red River County and being more particularly described as follows to wit:

Beginning at a 3/8" spike nail (set) for a corner in a Northeast Line of West Main Street, aka US Highway 82, same being the Southwest corner of said 0.72 acre tract, and same also being the Southeast corner of a called 0.38 acres, more or less, tract of land described in a Deed to David Thomas Rogers, as recorded in Volume 768, Page 745 of the Official Public Records of Red River County:

Thence N 33 31' 52" E with the Northwest Line of said 0.72 acre tract, with the Southeast Line of said 0.38 tract and then with the Southeast Line of a called 115525 sq tract of land described in a Deed to Charles Cook, as recorded in Volume 358, Page 300, of the Deed Records of Red River County, at approximately 129' passing the Northeast corner of said 0.38 tract and the Southeast corner of said Cook tract and continuing same course, in all, a distance of 285.750' to a 1/2" rebar (set) for a corner in a South Line of West Broadway Street, aka Old Paris Road, same being the northwest corner of said 0.72 acre tract, and same also being the Northeast corner of said Cook tract:

Thence S 87 14' 08" E with the North Line of said 0.72 acre tract and with South Line of said Broadway Street, a distance of 38.840' to a 1/2" iron pin (found) for a corner, same being a Southeast corner of said 0.72 acre tract and same also being a Northwest corner of a called 1.414 acre, more or less, tract of land described in a Deed to Clarksville Business, LLC, as recorded in Document 2021-00418, of the Official Public Records of Red River County:

Thence S 01' 35' 08" E with an East Line if said 0.72 acre tract and with the West Line of said 1.414 acre tract, a distance of 208.251: to a 1/2 iron pin (found) for a corner, same being a Southeast corner of said 0.72 acre tract, and same also being an inside corner of said 1.414 acre tract:

Thence S 88' 58' 25" W with a South Line of said 0.72 acre tract and with a North Line of said 1.414 acre tract, a distance of 17.250, to a 1/2 rebar (set) for a corner, same being an inside corner of said 0.72 acre tract, and same also being a Northwest corner of said 1.4141 acre tract:

Thence S 47 32' 13" W with a Southeast Line of said 0.72 acre tract and with a Northwest Line of said 1.4141 acre tract, a distance of 108.992' to a 3/8" spike nail (set) for a corner in a Northeast Line of said Main Street, same being a Southeast corner of said 0.72 acre tract, and same also being the Southwest corner of said 1.414 acre tract, same also being at the beginning of a clockwise curve:

Deed of Trust

Thence in a Northwesterly direction around said curve having an arc distance of 114.325', a radius of 1587.300, and a chord of n 66° 24' 43" W. 114.400 to the *Place of Beginning* and containing 0.72 acres of land.

Tract 2-104 W South Street

All that certain tract or parcel of land situated within the Corporate Limits of the City of Clarksville, in Red River County, Texas: Part of Henry Stout Survey, Abstract No. 759, same being all of the Lots 5, 6, 7, & 8, in Block 79 of the Gordon Addition, as shown on the recorded Plat of said Addition in Envelope 42-B, of the Plat Records of Red River County, same being all of the called: Lot Number five (5), Lot Number six (6), Lot Number seven (7) and Lot Number eight (8); (Tract 1) tract of land described in a Deed to Rent One, LLC and recorded in Volume 763, Page 269, of the Official Public Records of Red River County, and being more particularly described as follows, to wit:

Beginning at 1/2" rebar (set) for a corner in the intersection of a Southeast Line of West Rusk Street with a Southwest Line of West South Street, same being the Northeast corner of said Lot 5, and same also being the Northwest corner of Lot 4 of said Block 79 of said Gordon Addition;

Thence S 10° 50' 14" E with the Northeast Line of said Lot 5 and of said Rent One tract, and with the Southwest Line of said Lot 4, at approx. 105', passing the Southeast corner of said Lot 5, the Southwest corner of said Lot 4, the Northeast corner of said Lot 6, and the northwest corner of Lot 3 of said Addition, and continuing same course, in all, a distance of 212.138', to a chainlink fence post (found) for a corner in Northwest Line of Houston Street, from which a 5/8" iron pin (found), as a witness, bears S 15° 16' 25" E, 2.437', same post being the Southeast corner of said Lot 6 and of said Rent One tract, and same also being the Southwest corner of said Lot 3:

Thence S 79° 46' 23" W with the Southeast Line of said Lot 6 and of said Rent One tract, and with a Northwest line of said Houston Street, at approx. 50', passing the Southwest corner of said Lot 6 and the Southeast corner of said Lot 7, and continuing same course, in all, a distance of 99.799', to a 1/2' iron pin (found) for a corner in the intersection of a Northwest Line of said Houston Street with a Northeast Line of said Walnut Street, same being the Southwest corners of said Lot 7 and of said Rent One tract;

Thence N 79° 46' 23" W with the Southeast Line of said Lot 6 and of said Rent One tract, and with a Northwest line of said Houston Street, at approx. 105', passing the Northwest corner of said Lot 7 and the Southwest corner of said Lot 8, and continuing same course, in all, a distance of 210.096', to a 3/8" spike nail (set) for a corner in the intersection of a Southeast Line of West Rusk Street with a Northeast Line of said Walnut Street, same being the Northwest corner of said Lot 8 and of said Rent One tract;

Thence N 78° 36' 07" E with the Northwest Lines of said Lot 8, of said Lot 5, and said rent One tract, and with a southeast Line of said Rusk Street, a distance of 100.000', to the *Place of Beginning* and containing 0.48 acre of land.

Deed of Trust