

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of January, 2023, **TRAVIS LEE MOODY and wife, RHONDA RENAE MOODY**, executed a Deed of Trust to **KYLE B. DAVIS**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **NORMA JEAN HESTER** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$145,000.00; such Deed of Trust being recorded in Document No. 2023-00139, 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 **NORMAN JEAN HESTER**, 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 3rd day of September, 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:

The real property and premises at **495 Crittenden, Detroit, TX 75436**, more fully described as follows:
Situating in Red River County, Texas, about 10 miles North 75 Deg. West of Clarksville, Texas, in the corporate limits of the Town of Detroit, Texas, a part of the N.W. Townes Survey, (N.W. Town Survey), Abst. No. 873, and being more particularly described as follows, to-wit:

BEGINNING at an iron pipe at the northeast corner of the aforesaid Townes (Town) Survey in the South Boundary line of a street and public road extending West;

THENCE SOUTH 216 feet, a stake;

THENCE WEST 31 feet, a stake;

THENCE SOUTH with a fence 88 feet a fence corner;

THENCE WEST 316 feet a stake in the East Boundary line of a street;

THENCE with said street North 2 Deg. 40' West 316' the North Boundary line of the town (Townes Survey);

THENCE with an existing fence East 362' to the place of beginning and containing 2.493 acres of land.

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 21st day of August, 2024.

FILED FOR RECORD
1:26 o'clock P M. on

AUG 12 2024

Chassidy Chandler

CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

Casey Gain

CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
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