

**NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any 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 SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF RED RIVER

WHEREAS, by Deed of Trust dated March 22, 2019, Charles Landers and wife, Kaitlyn Landers conveyed to R.E. Gooding, as Trustee, the following described property situated in Red River County, Texas, to-wit:

All that certain tract or parcel of land situated in the John Humphreys HR Survey, and being a portion of Lot 1, Block D, as shown on map records of the Miss Sallie Howison Addition to Bogata, Texas, also by deed records of Red River County, Texas, and described by metes and bounds as follows:

Beginning at a point 10 feet East of the original Northwest corner of said Lot 1, Block D;  
Thence East 80 feet along SB line of State Highway No. 37, a stake for corner;  
Thence South 457.65 feet to a stake for a corner;  
Thence West 80 feet to a stake for a corner;  
Thence North 457.65 feet to the place of beginning.

Being the same land described in Deed from Cecil Moody and wife, Sharon Moody, to Wilburn H. Waits, dated July 31, 2014, and recorded in Volume 697, Page 209, Official Public Records of Red River County, Texas.

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$23,000.00 executed by the said Charles Landers and wife, Kaitlyn Landers, and payable to John English and wife, Carol Y. English, (which note is hereby referred to as "note"), which said Deed of Trust is recorded in Volume 756, Page 57, of the Official Public Records of Red River County, Texas, (herein referred to as "Deed of Trust"); and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of the original Trustee above named by instrument dated April 3, 2023, and filed for record on April 12, 2023, in the Office of the County Clerk of Red River County, Texas under document number 2023-00711, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Lillian Ann Watkins, individually, and as Independent

FILED FOR RECORD  
1:45 o'clock P M. on

APR 13

Shawn Weemes  
SHAWN WEEMES, COUNTY CLERK  
RED RIVER CO., TX

Executrix of the Estate of Carol Yvonne English, deceased, John Lloyd English, Jr., and Jessica Castle, the owners and holders of said indebtedness, have requested the undersigned to sell the property to satisfy same; and

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of June, 2023, I will sell said property on the steps of the East door at the County Courthouse in Red River County, Texas, 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, the hallway inside the East door of the Red River County Courthouse, Clarksville, Texas.

WITNESS MY HAND this 13<sup>th</sup> day of April, 2023.



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Alan E. Gooding, Substitute Trustee

The original of the within notice was posted by me on the 13<sup>th</sup> day of April, 2023, on the bulletin board just inside the East door of the courthouse of Red River County, Texas, where such notices are posted at 1:50 o'clock P. M., and a copy of the within notice was filed for record on the 13<sup>th</sup> day of April, 2023, in the office of the County Clerk of Red River County, Texas, at 1:45 o'clock P.M.



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Alan E. Gooding, Substitute Trustee