

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 August 3, 2020, Katherine Jean Ellis 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 Red River County, Texas, about 13 miles North 5 East from Clarksville, a part of the JAMES W. GAMBLE SURVEY, Abstract No.359, and being a part of a 53-1/4 acre tract of land conveyed by Elsie Green Dale, et al, to Edwin L. Green by Deed dated February 10, 1954, recorded in Volume 199, Pages 49-50, Deed Records of Red River County, Texas, and being described as follows, to-wit

**BEGINNING at a stake on Highway No. 37, the Northwest corner of said 53-1/4 acre tract;
THENCE South with said Highway 123 feet, a stake;
THENCE in a Northeasterly direction 388 feet, a stake;
THENCE North 115 feet, a stake;
THENCE West 388 feet to the place of beginning.**

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$12,592.00 executed by the said Katherine Jean Ellis, payable to Emily A. Settoon, (which note is hereby referred to as "note"), which said Deed of Trust is recorded in Volume 773, Page 84, 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 August 9, 2022, 2022, and filed for record on August 11, 2022, in the Office of the County Clerk of Red River County, Texas under document number 2022-01770, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Melinda Lynn Coco and Jennifer Thibodeaux, Co-Independent Administrators of the Estate of Emily Ann Settoon, deceased, 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 6th day of September, 2022, 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 15th day of August, 2022.



Alan E. Gooding, Substitute Trustee

The original of the within notice was posted by me on the 15th day of August, 2022, on the bulletin board just inside the East door of the courthouse of Red River County, Texas, where such notices are posted at 8:47 o'clock A. M., and a copy of the within notice was filed for record on the 15th day of August, 2022, in the office of the County Clerk of Red River County, Texas, at 8:42 o'clock A. M.



Alan E. Gooding, Substitute Trustee

FILED FOR RECORD
8:42 o'clock A M. on

AUG 15 2022


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX