

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 9th day of March, 2022, Sulphur River Hog Ranch, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Red River County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of October, 2023, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in the hallway inside the east door of the Red River County Courthouse Annex or where the Commissioners Court has designated such sales to take place. The courthouse is located at 200 Walnut Street, Clarksville, Texas 75426.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

**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 send of this notice immediately.**

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 11th day of September, 2023.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:

  
Robert LaMont, Substitute Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

FILED FOR RECORD  
11:32 o'clock A M. on

SEP 11 2023

  
SHAWN WEEMES, COUNTY CLERK  
RED RIVER CO., TX

## EXHIBIT 'A'

Legal description of a 80.0 acre tract of land situated in Red River County, Texas, said tract being out of the Southeast Part of the Preston Bland Survey, Abstract 32, Red River County, Texas, said tract being out of the east part of a 270.1 acre tract, which said 270.1 acre tract, being all of that part of a called 300 acre tract, lying north of the northerly right of way line of us highway 271, said 300 acre tract being described in a deed dated March 4, 1936, to J.M. Pike, from First National Bank of Bogata, a Red River County, corporation, recorded in Volume 140, Page 422, Deed Records of Red River County, Texas, said 80.0 acre tract being described herein by metes and bounds as follows:

Point of beginning, being a 3/8" rebar with cap marked "RLS 5595" set on the east line of said Bland Survey, west line of N.D. Burnett Survey, same being an angle corner of Tract C, herein Surveyed and marking the north corner of this tract, from which a 3/8" rebar with cap marked "RLS 5595" set at the northeast corner of said parent tract bears N 01°55'57" W, 500 feet, the southeast corner of said Bland Survey and North bank of the Sulphur River, bears S 01°55'57"E, 2104.7 feet;

Thence S01°55'57"E, along the east line of said Bland Survey and parent tract, pass a 3/8" rebar set with cap marked RLS 5595, at the upper bank of said Sulphur River, at 2014.5 feet, continue total distance of 2104.7 feet, to a point on the northerly bank of the Sulphur River, marking the southeast corner of this tract, parent tract and said Bland Survey;

Thence along the following meanders of said northerly bank of Sulphur River: S46°47'13"W, 644.7 feet;

Thence S81°14'15"W, 203.6 feet;

Thence N53°46'18"W, 297.5 feet;

Thence S80°44'26"W, 237.4 feet;

Thence S42°11'41"W, 135.7 feet;

Thence S36°14'46"W, 474.6 feet;

Thence S78°24'30"W, 481.5 feet;

Thence S56°06'54"W, 75.6 feet, to a point that intersects the northerly right of way line of US Highway 271, marking the southeast corner of this tract;

Thence N54°14'03"W, along said right of way line, a distance of 677 feet, to a 3/8" rebar set with cap marked RLS 5595, marking the southwest corner of this tract, southeast corner of said Tract I-C;

Thence N43°30'44"E, along the west line of this tract, east line of said Tract I-C, a distance of 3674.5 feet, to the point of beginning, containing a total of 80.0 acres of land more or less.