

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of July, 2020, **GEORGE de SHIELDS**, executed a Deed of Trust to **R.E. GOODING**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **JAMES RICHARD MILLER and DONNIE DALE MILLER** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$27,000.00; such Deed of Trust being recorded in Vol. 0772, Page 378, Red River County Official Public Records; said lien being transferred to **EVELYN S. MILLER**, dated March 28, 2024, of record in Document No. 2024-00532, 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 **EVELYN S. MILLER**, 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 6th day of May, 2025, 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:

TRACT ONE

Situated in Detroit, Texas, Red River County, Texas, and being all of Lot Three (3) and Lot (4) in Block Number Forty-Eight (48) of the Original Town of Detroit as shown in Plat of said Town.

TRACT TWO

Situated in the town of Detroit, Red River County, Texas, and being described as North Nine (9) feet of Lot Number (5) in Block Number Forty-eight (48) of the Original plat to the Town of Detroit, Texas.

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 31st day of March, 2025.

FILED FOR RECORD
3:44 o'clock P M. on

MAR 31 2025

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.
100 North Main Street
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