

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 572 County Road 1460, Bogata, TX 75417

July 11, 2024

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: September 19, 2017

Trustee:

Richard M. Amis

Address:

630 Clarksville St.
Paris, TX, 75460

Substitute Trustee(s):

Brad C. Meyers

Address:

630 Clarksville St
Paris, TX 75460

Joseph Nelms

Address:

3035 Lamar Ave. Suite 104
Paris, TX 75460

Grantors: Shane Earl Evans and Shelly Denise Evans

Mortgagee: First Federal Community Bank, SSB (hereafter "Lender")

Recording Information: Vol. 735, Page 522 of the real property records of Red River County, Texas

FILED FOR RECORD
2:21 o'clock P. M. on

JUL 15 2024

Charisidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

Property Address: 572 County Road 1460, Bogata, TX 75417

Legal Description:

All that certain tract or parcel of land situated about 16 miles South 22 degrees, West of Clarksville, Red River County, Texas, and about 6 miles South 15° East of Bogata, Texas, a part of the John Price Timber Survey, Abstract. No. 674, and being more fully described as follows:

Beginning at a 3' Section of Channel Aluminum for a corner, at the SEC of Lot No.13, same being 643.2 varas North of the SEC of the John Price Timber Survey;

Thence North 1° West 682 varas, a 3' section of Channel Aluminum for a corner;

Thence East 565 varas a 2' section of 1-1/2" iron pipe in the W111, of a road;

Thence South 426.5 varas with the WBL of said road and a fence;

Thence East 10 varas with said fence for a corner;

Thence South 260.4 varas to the place of beginning, containing 68.23 acres of land, more or less

Being the same land described in Deed from Stephen Hawks, as Independent Executor of the estate of John P. Flaws, deceased, to Laura Diann Grayson, dated June 23, 2015, and recorded in Volume 707, Page 449, of the Official Public Records of Red River County, Texas

Note Secured by Deed of Trust: Adjustable-Rate Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: October 1, 2018

Original Principal Amount: \$580,000.00

Makers: Shane Earl Evans and Shelly Denise Evans

Lender: First Federal Community Bank, SSB

Modifications and Renewals: Loan Modification Agreement deferring 3 monthly payments dated June 1, 2020 and recorded in Vol. 749, Page 414 in the public records of Red River County, Texas.

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: 400 N. Walnut St. Clarksville, TX 75426. To wit: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Sale Date: August 6, 2024

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property “AS IS” and “With All Faults” at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender’s right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.


Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold “AS IS” to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.

THIS DOCUMENT ASSIGNS BRAD MEYERS AND JOSEPH NELMS AS THE SUBSTITUTE TRUSTEES IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

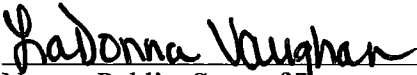

BRAD C. MEYERS, Substitute Trustee
630 Clarksville St.
Paris, Texas 75460
903-783-00

STATE OF TEXAS §

COUNTY OF LAMAR §

Before me, the undersigned notary public, on this day personally appeared the person known to me to be Brad C. Meyers who, after being duly sworn, stated that upon Brad C. Meyers' oath that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on July 11, 2024


Notary Public, State of Texas

