

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 2, 2018, Javier Caballera conveyed to R.E. Gooding, as Trustee, the following described property situated in Red River County, Texas, to-wit:

Tract I

All that certain tract or parcel of land situated in Red River County, Texas, a part of the Daniel McKinney Headright Survey, Abstract No. 544, about 13 miles SE from the City of Clarksville, Texas, and being a part of that certain 50 acres of land described in Deed from B.I. Garrett and wife, Jewell G. Garrett, to Benjamin B. Garrett, dated November 25, 1969, of record in Volume 264, Page 27, of the Deed Records of Red River County, Texas, and more fully described as follows:

Beginning at the NW corner of a 123 acre tract of land heretofore conveyed to B.I. Garrett by deed dated March 27, 1919, as shown in Volume 95, Page 64, of the Deed Records of Red River County, Texas;

Thence East 960 varas along the NB line of 123 acre tract to the NE corner of said tract;

Thence South 176.4 varas to a stake in the EB line of said 50 acre tract;

Thence West parallel with the NB line hereof, a distance of 960 varas to a stake in the WB line of said 50 acre tract;

Thence North, a distance of 176.4 varas to the place of beginning, containing 30 acres of land, more or less, off of the North side of the 50 acre tract.

Tract II

All that certain tract or parcel of land in Red River County, Texas, in the Daniel McKinney Headright, Abstract No.544, and being a part of land conveyed by B.I. Garrett to Benjamin B. Garrett on November 25, 1969, of record in Volume 264, Pages 27-28, of the Deed Records of Red River County, Texas, and being more fully described as follows:

Beginning at the Southeast corner of a 50 acre tract conveyed to Benjamin B. Garrett by B.I. Garrett on November 25, 1969, as shown of record in Volume 264, Pages 27-28, Red River County, Texas, Deed Records;

Thence West 240 varas along the South line of the 50 acre tract to a stake for corner;

Thence North 11.6 varas parallel with the East line to the South line of a 30 acre tract heretofore conveyed to William Baird;

Thence East 240 varas along Baird's South line to a stake in the East line of the 50 acre tract and;

Thence South 117.6 varas along the Est line of the 50 acre tract to the place of beginning, containing 5 acres of land, more or less.

Tract I and Tract II being the same land described in Deed from B.C. Hodgson and wife, Louise Hodgson, to Paul Dean Phillips and wife, Patricia Ann Phillips, dated September 11, 2000, and recorded in Volume 499, Page 217, of the Official Public Records of Red River County, Texas.

FILED FOR RECORD
9:42 o'clock A.M. on

JUN 17 2024

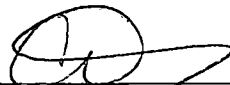
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CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER COUNTY, TEXAS

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$125,000.00 executed by the said Javier Caballera and payable to Paul Dean Phillips and wife, Patricia Ann Phillips, (which note is hereby referred to as "note"), which said Deed of Trust is recorded in Volume 747, Page 248, of the Official Public Records of Red River County, Texas, (herein referred to as "Deed of Trust");

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of the original Trustee above named by instrument dated June 12, 2024, and filed for record on June 12, 2024, in the Office of the County Clerk of Red River County, Texas under document number 2024-00952, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Paul Dean Phillips and wife, Patricia Ann Phillips, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2024, 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.



Alan E. Gooding, Substitute Trustee

WITNESS MY HAND this 17th day of June, 2024.

The original of the within notice was posted by me on the 17th day of June, 2024, on the bulletin board just inside the East door of the courthouse of Red River County, Texas, where such notices are posted at 9:47 o'clock A.M., and a copy of the within notice was filed for record on

the 14th day of June, 2024, in the office of the County Clerk of Red River County, Texas, at
9:42 o'clock A.M.



Alan E. Gooding, Substitute Trustee