

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 1st day of September, 2016, **BRAD STEVEN DECKER** executed a Deed of Trust to **A. W. CLEM**, as Trustee, covering the real property and premises in Red River County, Texas, hereinafter described, given to secure **TAMRA MICHELLE DECKER** in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$75,000.00; such Deed of Trust being recorded in **Volume 0727, Pages 214-226 (corrected in Volume 0735, Page 387)**, 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 dated December 8, 2022, of record in the Official Public Records of Red River County, Texas; and

WHEREAS, default has occurred in the indebtedness therein described; notice of such default has been given as provided by law, and **TAMRA MICHELLE DECKER**, 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;

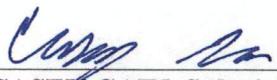
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of January, 2023, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinabove referred to and hereinafter described real property and premises on the East steps of the Red River County Courthouse in the City of Clarksville, Red River County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is more fully described as follows:

A tract of 160.48 acres of land, more or less, about 18 miles Southeast from the City of Clarksville in Red River County, Texas, part of the J. B. Wooten Survey, Abst. No. 921, and the A. Wagley Survey, Abst. No. 901; more fully described in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

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 8th day of December, 2022.



CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393

Property (including any improvements):

All that certain tract or parcel of land situated about 18 miles southeast of Clarksville, Red River County, Texas, and being a part of the J. B. WOOTEN SURVEY, ABSTRACT NO. 921 and a part of the A. WAGLEY SURVEY, ABSTRACT NO. 901, now owned by Rollings and being more particularly described as follows:

BEGINNING at the Southeast corner of said Wooten Survey in an inner corner;

THENCE West with the S.B.L. of said Wooten Survey a distance of 2470 feet to a post for corner, same being the S. E. corner of a 20-acre tract owned by Darrell Greenwood;

THENCE N 20 deg. W along an old road, 420 feet to corner;

THENCE N 40 deg. W along an old road, 465 feet to corner;

THENCE West 680 ft. to a post in the W.B.L. of said Wooten Survey and the E.B.L. of said A. Wagley Survey;

THENCE North along said survey line a distance of 441 ft. to a post for corner;

THENCE S. 77 deg. W along an old road, 940 ft. to a post for corner;

THENCE N 13 deg. W along a fence a distance of 945 ft. to a post for corner;

THENCE East along a fence, 1120 ft. to a post in the E.B.L. of said Wagley Survey and the W.B.L. of said Wooten Survey;

THENCE North with said Survey Line a distance of 930 ft. to a fence corner, on a creek;

THENCE with said fence and creek meanders as follows: N 19 deg. E 40 ft.; N 66 deg. E 100 ft.; S 80 deg. E 166 ft.; S 63 deg. E 135 ft.; S 45 deg. E 83 ft.; S 47 deg. E 125 ft.; S 50 deg. E 230 ft.; S 54 deg. E 290 ft.; S 9 deg. E 73 ft.; S 65 deg. E 144 ft.; S 29 deg. E 143 ft.; S 38 deg. E 370 ft.; S 16 deg. E 206 ft.; S 65 deg. E 195 ft. to a post for corner;

THENCE East along a fence a distance of 1979 ft. to a post in the E.B.L. of said Wooten Survey and west B.L. of said Welborn Survey;

THENCE South 1527 ft. to along said survey line, 1527 ft. to the beginning and containing 160.48 acres of land, more or less, being 19.00 acres, more or less, in the A. Wagley Survey and 141.48 acres, more or less, in the Wooten Survey.

Being the same land described in Deed from Orville M. Rollings, et al to Jimmie Lewis Rollings and wife, Evelyn Rollings, dated June 23, 1962, and recorded in Volume 226, Page 545 of the Deed Records of Red River County, Texas.

EXHIBIT "A"

FILED FOR RECORD
9:02 o'clock A M. on

DEC 08 2022

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX