

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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 TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF RED RIVER

WHEREAS, by Deed of Trust dated October 9, 2020, John Belea and wife, Billie Belea and George Ciornei conveyed to R. E. Gooding as Trustee, 228 North Walnut, Clarksville, Texas 75426, the following described property situated in Red River County, Texas, to-wit:

All that certain tract or parcel of land situated in Red River County, Texas, about 6 miles N 23° E from the town of Clarksville; and being part of the JOHN WARE SURVEY, ABSTRACT No. 888, and being all of a called 5-1/4 acre tract of land described in Deed from Katherine Mackey to Archie P. Coston, dated January 27, 1989, and recorded in Volume 388, Pages 616-617, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

BEGINNING at a 1/2" R.S.Rod (f) at the Southwest corner of said called Coston 5-1/4 Ac. tract, and at the Southeast corner of a called 5-1/4 Ac. tract described in Deed to Della McCullough (DR 149, Page 162), also being in the North line of a called 45.47 Ac. tract described in Deed to Barbara Meredith (DR 410, Page 532);

THENCE N 11° 32' 45" E, a distance of 878.72 feet to a 1/2" R.S.Rod (f) at the Northwest corner of said called Coston 5-1/4 Ac. tract, and in the South line of County Road No. 3147;

THENCE S 88° 32' 04" E, a distance of 332.31 feet to a 1/2" R.S.Rod (f) in said road at the Northeast corner of said called Coston 5-1/4 Ac. tract;

THENCE S 20° 53' 05" W, along the East line of said called Coston 5-1/4 Ac. tract, and generally along the center line of said road, a distance of 739.58 feet to a 1/2" R.S.Rod (f) at the Northwest corner of a called 1.174 Ac. tract described in Deed to Archie Coston (OPR 520, Page 426);

THENCE S 21° 14' 23" W, a distance of 173.21 feet to a 8" Bois d' Arc Corner Post (f) at the Southeast corner of said called Coston 5-1/4 Ac. tract, and at the lower Northeast corner of said called Meredith 45.47 Ac. tract;

THENCE S 90° 00' 00" W, along a fence and South line of said called Coston 5-1/4 Ac. tract, a distance of 181.67 feet to the place of beginning and containing 5.087 acres of land, more or less, of which 0.35 acre lies within the present county road.

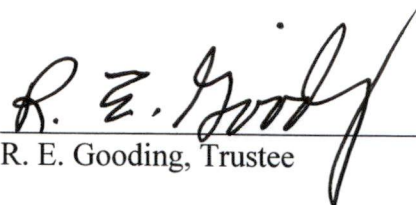
(herein referred to as "the property"), to secure that one certain promissory note therein described, in

the original principal sum of \$27,500.00 executed by the said John Belea and wife, Billie Belea and George Ciornei, payable to Gregory M. Kuehmichel (which note is hereby referred to as "note"), which said Deed of Trust is recorded under document number 2020-00128, of the Official Public Records of Red River County, Texas, (herein referred to as "Deed of Trust") and;

Whereas, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Gregory M. Kuehmichel, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

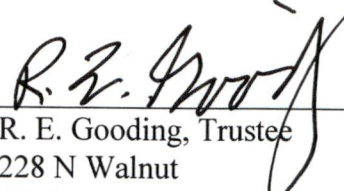
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of January, 2022, I will sell said property in the hallway just inside the East door of the Red River County Courthouse to the highest bidder for cash. Ten o'clock a.m. is the earliest time on said date at which the sale may occur and 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, in the hallway just inside the East door of the Red River County Courthouse, Clarksville, Texas.

WITNESS MY HAND this 16th day of November, 2021.



R. E. Gooding, Trustee

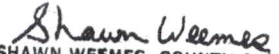
The original of the within notice was posted by me on the 16th day of November, 2021, on the bulletin board inside the East door of the Red River County Courthouse, Clarksville, Texas, where such notices are posted at 1:50 o'clock P. m., and a copy of the within notice was filed for record on the 16th day of November, 2021, in the office of the County Clerk of Red River County, Texas, at 1:45 o'clock P.m.



R. E. Gooding, Trustee
228 N Walnut
Clarksville, Texas 75426

FILED FOR RECORD
1:45 o'clock P M. on

NOV 16 2021


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX

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