

Notice of Trustee's Sale

Date: January 12, 2024

Substitute Trustee: Gaylene Lonergan
Lonergan Law Firm PLLC
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: The Raziel Investors Group, LLC

Note: Promissory Note dated May 13, 2021 in the original principal amount of \$109,900.00, executed by Mathew Caleb Scott and Waneta L. Scott.

Deed of Trust:

Date: August 1, 2021

Grantor: Mathew Caleb Scott and Waneta L. Scott

Lender: Hossain Dezham

Recording information:

Recorded under Instrument Number 2021-02217 of the County Clerk's Records, Red River County, Texas.

Property:

ABSTRACT 677 J PERRY MAP G-10 2.47 ACRES.

Said Property more commonly known as 371 County Road 2108, Clarksville, TX 75246

County: Red River

Date of Sale: February 6, 2024

Time of Sale: 12:00 p.m. - 2 p.m.

Place of Sale: At the Red River County Courthouse, 400 N. Walnut Street, Clarksville, TX 75426, or as otherwise designated by the County Commissioners.

Gaylene Rogers Lonergan is the Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.


Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Gaylene Rogers Lonergan
Lonergan Lawn Firm, P.L.L.C

STATE OF TEXAS

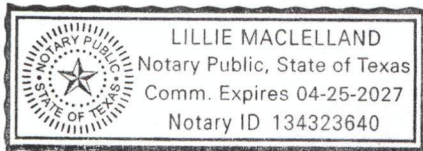
COUNTY OF DALLAS

This instrument was acknowledged before me on this 12th day of January 2024, by Gaylene Rogers Lonergan, Trustee.


Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary



FILED FOR RECORD
5:42 o'clock P M. on

JAN 16 2024
Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX