

James Morton, Trustee of the Washington Family Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Keith Doolittle and Deloris Doolittle

500 W 5th Street Clarksville, Texas 75426

Sent via first class mail and CMRR # 9171 9690 0935 0296 2516 71 on 2/13/2023

NOTICE OF TRUSTEE'S SALE

WHEREAS Keith Doolittle and Deloris Doolittle executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Red River County, Texas and is recorded under Clerk's File/Instrument Number 063681, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of March, 2023

Time: The sale shall begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Red River County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain tract or parcel of and situated in Red River County, Texas, In the town of Clarksville; being part of W. H. VINING SURVEY, ABSTRACT NO. 878; and being all of Lot 1 in Block 6 of the SIMS ADDITION to the town of Clarksville, recorded in Volume 220, Page 504; and being all of a tract of land described in Deed from Edwin H. Hartrick to Annie Joice Rushing, dated December 30, 2003, and recorded in Volume 544, Pages 3-4, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit: BEGINNING at a 5/8" R. S. Rod (f) at the Northwest corner of said Lot 1 and at the Northeast corner of Lot 13, Block 6, described in Deed to Mary D.

Williams (DR 439, Page 392), also being in the South line of Fifth Street; THENCE N 83° 58'15" E, along the South line of said Fifth Street, a distance of 115.00 feet to a 1/2" R.S.Rod (s) for a corner; THENCE Southeasterly, being a Curve to the Right, (Central angle = 91° 58' 38", Radius= 25.00 feet, Chord bearing and distance= S 52° 01' 04" E, 35.96 feet), an arc distance of 40.13 feet to a 1/2" R.S.Rod (s) in the West line of Delaware Street; THENCE S 8° 00' 23" E, along the West line of Delaware Street, a distance of 70.00 feet to a "X" in Concrete (s) at the Southeast corner of said Lot 1; THENCE S 83° 58' 15" W, a distance of 140.00 feet to a 5/8" R.S.Rod (f) at the Southwest corner of Lot 1 and the upper Southeast corner of Lot 13; THENCE N 8° 00' 23" W, along the West line of Lot 1, a distance of 95.00 feet to the place of beginning and containing 0.302 acre of land, more or less. NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

3. Name and Address of Sender of Notice:

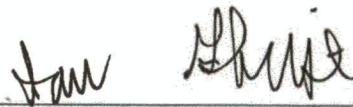
Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

GHRIST LAW FIRM PLLC



Ian Ghrist, Sarah Dill, or Fran Rodebaugh
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED FOR RECORD
3:55 o'clock P M. on

FEB 14 2023

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