

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

FILED FOR RECORD
9:50 o'clock A M. on

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUL 10 2025

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

Charssidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

COUNTY OF RED RIVER

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.

WHEREAS, by Deed of Trust dated the 7th day of September, 2021, Gary Dewayne Ricks and wife, Trina Crain Ricks (hereinafter referred to as "Borrower"), conveyed to **Richard M. Amis**, as Trustee, the following described property situated in **Red River County, Texas**, to-wit:

All that certain tract, lot or parcel of land situated in Red River County, Texas, in the City of Clarksville and being all of Lot Number Thirty (30) of the MEADOWBROOK ADDITION to the City of Clarksville, according to the official map and plat of record in Volume 317, Page 688, of the Deed Records of 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 **\$65,600.00**, executed by said Borrower and payable to **First Federal Community Bank, SSB**, (which note is hereby referred to as "note"), said Deed of Trust being of record as **Instrument No. 2021-01932** of the **Red River County Official Public Records**, (herein referred to as "Deed of Trust"); and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and **First Federal Community Bank, SSB**, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

WHEREAS, Gary Dewayne Ricks is now deceased and a Temporary Administration is pending in the County Court of Red River County, Texas, in Cause No. PR07933 and said Court entered an order allowing First Federal Community Bank, SSB to proceed with foreclosure of its lien; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the manner authorized by the Deed of Trust.

The Notice of Sale hereby given is in satisfaction of the requirements of the aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

NOW, THEREFORE, notice is given that on **Tuesday**, the **5th** day of **August, 2025**, I will sell said property at the County Courthouse in **Red River County, Texas**, to the highest bidder, for cash. **10:00 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 said County for such sale, to-wit: **in the hallway just inside the East door of the Red River County Courthouse, Clarksville, Red River County, Texas.**

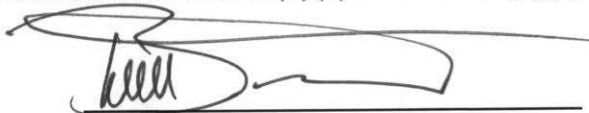
WITNESS MY HAND this **10th** day of **July, 2025**.



Will Biard, Substitute Trustee
38 1st NW, Paris, Texas 75460
(903) 784-3498

CERTIFICATE OF POSTING

I, Will Biard, declare under penalty of perjury that on the 10 day of July, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Red River County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Will Biard