

Notice of Trustee's Sale

Date: February 21, 2020
Trustee: J. BRAD McCAMPBELL
Lender: PATSY L. SMITH and JUDY KAREN JOHNSON
Note: Promissory Note dated June 26, 2019 in the amount of THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00)

FILED FOR RECORD
2020 FEB 21 AM 11:07
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY TEXAS

Deed of Trust

Date: June 26, 2019
Grantor: JOHN ROBERT CHITTY and ERIKA BERENICE HOUSLEY
Lender: PATSY L. SMITH and JUDY KAREN JOHNSON
Recording information: Document No. 2019-2046, Official Public Records, Rains County, Texas

Property:

BEING a 2.005 acre tract and being all that certain lot, tract, or parcel of land situated in the Margaret Tollett Survey, Abstract No. 229, in the City of East Tawakoni, Rains County, Texas, and being all of Lot 21 and Lot 22 of Port Tawakoni Estates according to the plat thereof recorded in Volume 2, Page 81, Rains County Plat Records, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the southeast corner of said Lot 22 and the northeast corner of Lot 23 and on the centerline of a 60 feet in width road right of way (Forest Lane per plat), for a corner;

THENCE N 76° 40' 48" W (Directional Control Line) along the south line of said Lot 22 and the north line of said Lot 23 a distance of 224.36 feet to a 3/8 inch iron rod found at an angle corner of said Lot 22, the northwest corner of said Lot 23, and the northeast corner of Lot 25, for a corner;

THENCE N 60° 50' 42" W along the south line of said Lot 22 and the north line of said Lot 25 a distance of 74.88 feet to a 1/2 inch iron rod set at the southwest corner of said Lot 22 and an angle corner of said Lot 25 and on the take line of Lake Tawakoni, for a corner;

THENCE N 13° 19' 12" E along the west lines of said Lot 22 and 21 and along said take line a distance of 243.00 feet to a 1/2 inch iron rod set at the westerly most northwest corner of said Lot 21 and the south corner of Lot 18, for a corner;

THENCE N 70° 53' 59" E along the northwest line of said Lot 21 and the southeast line of said Lot 18 a distance of 70.71 feet to a 1/2 inch iron rod set at the easterly most northwest of said Lot 21, the southeast corner of said Lot 18, and the southwest corner of Lot 20, for a corner;

THENCE S 76° 40' 48" E along the north line of said Lot 21 and the south line of said Lot 20 a distance of 236.07 feet to a 3/8 inch iron rod found at the northeast corner of said Lot 21 and the southeast corner of said Lot 20 and on the centerline of said road right of way, for a corner;

THENCE S 13° 11' 55" W along the east lines of said Lots 21 and 22 and along the centerline of said road right of way a distance of 301.34 feet to the POINT OF BEGINNING and containing 2.005 acres of land.

NOTE: Basis of Bearing is the plat of said Port Tawakoni Estates (2/81 R.C.P.R.).

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, R.P.L.S. No. 4915, dated December 2, 2004.

County: Rains

Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.
The earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place of Sale: West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted at a public auction and the Property will be sold to the highest bidder for cash, except that Don Roberts' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Owners and holders of the Note, have requested Trustee to sell the Property.

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, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



J BRAD McCAMPBELL, Trustee