

NOTICE OF TRUSTEE'S SALE

Date: March 20, 2020
Trustee: PHILIP D. ALEXANDER
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

FILED FOR RECORD
2020 MAR 23 AM 10:40
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS
By *Trace M. Perkins*

Note
Date: November 19, 2013
Amount: ONE HUNDRED FORTY-EIGHT THOUSAND TWO HUNDRED TWENTY-TWO AND NO/100 DOLLARS (\$148,222.00)
Maker: KEN A. CLIFTON
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

Deed of Trust

Date: November 19, 2013
Grantor: KEN A. CLIFTON
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company
Recording information: Volume 567, Page 0685, Official Public Records of Rains County, Texas

Property:

BEING a 3.000 acre lot, tract or parcel of land situated in the Micajah Reeder Survey, Abstract No. 197, Rains County, Texas, and being part of a called 4 acre tract described in a deed from The First State Bank of Point to Freddie Clifton et ux, Janie Clifton as recorded in Volume 201, Page 573, Rains County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set on the north line of U.S. Highway No. 69 at the southwest corner of said 4 acre tract for a corner, said point being at the southeast corner of a called 5.000 acre tract described in a deed to Archer Auto as recorded in Volume 374, Page 839, Rains County Real Records;

THENCE N 00° 01' 15" E along the west line of said 4 acre tract and along the east line of said 5.000 acre tract a distance of 853.17 feet to a 1/2 inch iron rod set for a corner;

THENCE S 85° 39' 33" E a distance of 151.48 feet to a 1/2 inch iron rod set on the east line of said 4 acre tract for a corner, said point being on the west line of a called 37.476 acre tract described in a deed to Heathcock as recorded in Volume 381, Page 205, R.C.R.R.;

THENCE S 00° 11' 58" W along the east line of said 4 acre tract and the west line of said 37.476 acre tract and along the west line of a called 1 acre tract described in a deed to Heathcock as recorded in Volume 371, Page 533, R.C.R.R., a distance of 892.75 feet to a 1/2 inch iron rod set on the north line of U.S. Highway No. 69 at the southeast corner of said 4 acre tract and the southwest corner of said 1 acre tract for a corner;

THENCE N 71° 00' 00" W along the north line of U.S. Highway No. 69 and the south line of said 4 acre tract a distance of 156.79 feet to the Point of Beginning and containing 3.000 acres of land.

NOTE: Basis of Bearing is U.S. Highway No. 69.

County: Rains
Date of Sale (first Tuesday of month): May 5, 2020
Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.
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.

PHILIP D. ALEXANDER is the Trustee pursuant to the Deed of Trust. 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, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



PHILIP D. ALEXANDER, Trustee