

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

LINDA WALLACE  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
By *[Signature]*

FILED FOR RECORD  
2020 MAR -6 PM 3:52

**Date:** March 6, 2020  
**Substitute Trustee:** PHILIP D. ALEXANDER  
**Lender:** VICTORIA C. PRIOR

**Note**

**Date:** July 11, 2014  
**Amount:** EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00)  
**Maker:** MICHAEL DALE SIMMONS and SARAH RENEE' SIMMONS  
**Lender:** VICTORIA C. PRIOR and JOHN R. PRIOR

**Deed of Trust**

**Date:** July 11, 2014  
**Grantor:** MICHAEL DALE SIMMONS and SARAH RENEE' SIMMONS  
**Lender:** VICTORIA C. PRIOR and JOHN R. PRIOR

**Recording information:** Volume 575, Page 0074, Official Public Records of Rains County, Texas

**Property:**

BEING a 0.237 acre tract and being all that certain lot, tract or parcel of land situated in the G. B. Yarber Survey, Abstract No. 278, Rains County, Texas, and being all of a called 0.257 acre tract described in a deed from Claudette Donaldson, as Attorney-in-Fact for Edith Varnon to Mildred J. Hopkins as recorded in Volume 367, Page 572, Rains County Real Records, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of said 0.257 acre tract and the southeast corner of a called 1.611 acre tract described in a deed to Morgan as recorded in Volume 383, Page 715, Rains County Real Records, on the north line of U. S. Highway No. 69, for a corner,

THENCE N 23°14'27" E along the west line of said 0.257 acre tract and the east line of said 1.611 acre tract a distance of 151.51 feet to a 5/8 inch anchor bolt found at the northwest corner of said 0.257 acre tract, for a corner;

THENCE S 69°56'36" E along the north line of said 0.257 acre tract and the south line of a called 0.243 acre tract described in a deed to Kearney as recorded in Volume 327, Page 163, Rains County Real Records, a distance of 65.01 feet to a 1 inch square bolt found at the northeast corner of said 0.257 acre tract, on the west line of a called 7/10 acre tract described in a deed to Gowin as recorded in Volume 407, Page 650, Rains County Real Records, for a corner;

THENCE S 23°16'07" W along the east line of said 0.257 acre tract and the west line of said 7/10 acre tract a distance of 166.65 feet to a ½ inch iron rod set at the southeast corner of said 0.257 acre tract and the southwest corner of said 7/10 acre tract, on the north line of said highway, for a corner;

THENCE N 56°40'31" W along the south line of said 0.257 acre tract and the north line of said highway a distance of 65.85 feet to the POINT OF BEGINNING and containing 0.237 acres of land, also being known as 603 E. Lennon, Emory, Texas, 75440.

NOTE: Basis of bearing is the west line of said 0.257 acre tract (367/572 R.C.R.R.) (OP ONLY)

**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.

**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 Substitute Trustee as appointed by instrument filed of record March 6, 2020 and recorded in Document Number 2020-0535, Official Public Records of Rains County, Texas titled *Appointment of Substitute Trustee*. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.

A handwritten signature in black ink, appearing to read "Philip D. Alexander", written over a horizontal line.

**PHILIP D. ALEXANDER, Substitute Trustee**