

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 1, 2019
Substitute Trustee: PHILIP D. ALEXANDER
Lender: KORY D. HARPER

Note

Date: April 1, 2015
Amount: FORTY-SIX THOUSAND SIX HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$46,665.00)
Maker: CODY TRIMBLE CLIFTON
Lender: KORY D. HARPER

Deed of Trust

Date: April 1, 2015
Grantor: CODY TRIMBLE CLIFTON
Lender: KORY D. HARPER

Recording information: Document No. 2019-1501, Official Public Records of Rains County, Texas

Property: BEING a lot, tract or parcel of land situated in Rains County, Texas, being part of the A. Fitzgerald Survey, Abstract No. 85, being the called 1.998 acre tract described in a deed from F. H. Donovan, et ux, to Mary L. Hilbun, et vir, recorded in the Deed Records of Rains County, Texas in Volume 297 at Page 636 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said 1.998 acre tract, said corner being in the center of County Road No. 4320 and being on the north line of the called 50.46 acre tract described in the deed to Ray V. Terry recorded in said Deed Records in Volume 206 at Page 477;

THENCE N 12 deg. 50' 50" E along a fence 343.52 feet to a one inch pipe found at a fence corner at the northwest corner of said 1.998 acre tract, for a corner;

THENCE S 76 deg. 51' 23" E along a fence 269.31 feet to a 3/8 inch iron rod found at a fence corner at the northeast corner of said 1.998 acre tract, for a corner;

THENCE S 13 deg. 04' 12" W along a fence 310.07 feet to a 1/2 inch iron rod found at the southeast corner of said 1.998 acre tract, for a corner, said corner also being in the center of County Road No. 4320 and on the north line of said 50.46 acre tract;

THENCE N 78 deg. 26' 06" W along the center of said road and with the south line of said 1.998 acre tract 71.21 feet to a 3/8 inch iron rod found at turn in said Road;

THENCE N 86 deg. 35' 58" W along said center of Road and south line of said 1.998 acre tract 160.51 feet to a 3/8 inch iron rod found at turn in Road;

THENCE N 83 deg. 15' 31" W along said center of Road and south line of said 1.998 acre tract 38.80 feet to return to the Place of Beginning and containing 1.998 acres of land, more or less, and being the same tract of land according to plat and field notes dated November 2, 1994 prepared by Jerry Widsom, Registered Professional Land Surveyor No. 3646.

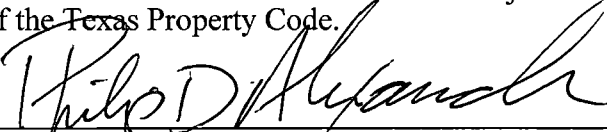
County: Rains

Date of Sale (first Tuesday of month): September 3, 2019

FILED FOR RECORD
2019 AUG -7 PM 3:42
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS
Mary L. Hilbun

PHILIP D. ALEXANDER is the Substitute Trustee as appointed by instrument dated July 30, 2019 and recorded in Document Number 2019-1691, 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.


PHILIP D. ALEXANDER, Substitute Trustee