

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

Date: July 31, 2023
Trustee: PHILIP D. ALEXANDER
Lender: L.D. KEARNEY
Note

2023 JUL 31 PM 2:59

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY _____

Date: November 26, 2019
Amount: TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)

Maker: SHANNON HONEA
Lender: L.D. KEARNEY

Deed of Trust

Date: November 26, 2019
Grantor: SHANNON HONEA
Lender: L.D. KEARNEY

Recording information: Document Number 2019-2767, Official Public Records of Rains County, Texas

Property:

Being a lot, tract or parcel of land situated in the A. S. Summerlin Survey, Abstract No. 292, Rains County, Texas, and being all of that certain 2.500 acre tract of land, called Tract III, and being part of that certain 2.500 acre tract of land, called Tract IV, conveyed from Southwest Federated North Texas, L.P. to L. D. Kearney, by General Warranty Deed, as recorded in Volume 435, Page 616, Real Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said 2.500 acre Tract III, the Northeast corner of a 1.228 acre tract of land conveyed to City of Point, by deed recorded in Volume 295, Page 432, Real Records, Rains County, Texas, the Southeast corner of a 2.07 acre tract of land conveyed to Point Water Supply Corporation, by deed recorded in Volume 174, Page 387, Deed Records, Rains County, Texas, and the Southwest corner of a 5.000 acre tract of land conveyed to Kim Morgan et ux, by deed recorded in Volume 336, Page 45, Real Records, Rains County, Texas;

THENCE, South 75 Degrees 46 Minutes 03 Seconds East, along the North line of said 2.500 acre Tract III, and the South line of said 5.000 acre tract, a distance of 475.47 feet to a 1/2 inch iron rod found at the Northeast corner of said 2.500 acre Tract III, and the Southeast corner of said 5.000 acre tract, said point lying in the West line of a 2.270 acre tract of land conveyed to Karl Wedeking et al, by deed recorded in Volume 511, Page 226, Official Public Records, Rains County, Texas, and in Meadowview Lane;

THENCE, South 13 Degrees 43 Minutes 29 Seconds West, along the East line of said 2.500 acre Tract III, a West line of said 2.270 acre tract, and said Meadowview Lane, passing a Southwest corner of said 2.270 acre tract, and the Northwest corner of a 0.500 acre tract of land conveyed to Gary Bowers et ux, by deed recorded in Volume 452, Page 368, Real Records, Rains County, Texas, and continuing the same course along the East line of said 2.500 acre Tract III, the West line of said 0.500 acre tract, and said Meadowview Lane, in all a total distance of 132.13 feet to a 1/2 inch iron rod found at an angle point in the East line of said 2.500 acre Tract III, and an angle point in the West line of said 0.500 acre tract, said point lying in said Meadowview Lane;

THENCE, South 21 Degrees 49 Minutes 00 Seconds West, continuing along the East line of said 2.500 acre Tract III, the West line of said 0.500 acre tract, and said Meadowview Lane, passing the Southeast corner of said 2.500 acre Tract III, and the Northeast corner of said 2.500 acre Tract IV, and continuing the same course along the East line of said 2.500 acre Tract IV, the West line of said 0.500 acre tract, and said Meadowview Lane, passing the Southwest corner of said 0.500 acre tract, and the Northwest corner of a 1.701 acre tract of land conveyed to Leta Loriaux, by deed recorded in Volume 417, Page 149, Real Records, Rains County, Texas, and continuing the same course along the East line of said 2.500 acre Tract IV, the West line of said 1.701 acre tract, and said Meadowview Lane in all a total

distance of 74.92 feet to a point for corner in the East line of said 2.500 acre Tract IV, in the West line of said 1.701 acre tract, and the Northeast corner of a 0.50 acre tract of land, called Tract 2, surveyed out this 3rd day of October, 2019, said point lying in Meadowview Lane, from said point, a 1/2 inch iron rod found at the Southeast corner of said 2.500 acre Tract IV, and the Southeast corner of said 0.50 acre tract, bears South 21 Degrees 49 Minutes 00 Seconds West, a distance of 119.53 feet;

THENCE, North 71 Degrees 27 Minutes 45 Seconds West, along the North line of said 0.50 acre tract, passing at a distance of 15.00 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course along the North line of said 0.50 acre tract in all a total distance of 157.02 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Northwest corner of said 0.50 acre tract;

THENCE, South 18 Degrees 44 Minutes 32 Seconds West, along the West line of said 0.50 acre tract, a distance of 164.82 feet to a 1/2 inch iron rod set marked (BY-LINE) in the South line of said 2.500 acre Tract IV, in the North line of a 2.222 acre tract of land conveyed to Andrea Wissman, by deed recorded in Volume 490, Page 623, Official Public Records, Rains County, Texas, and the Southwest corner of said 0.50 acre tract, from said point, a 1/2 inch iron rod found at the Southeast corner of said 2.500 acre Tract IV, the Southeast corner of said 0.50 acre tract, and the Northeast corner of said 2.222 acre tract, bears South 88 Degrees 15 Minutes 08 Seconds East, a distance of 157.48 feet;

THENCE, North 88 Degrees 15 Minutes 08 Seconds West, along the South line of said 2.500 acre Tract IV, and the North line of said 2.222 acre tract, a distance of 476.63 feet to a 1/2 inch iron rod found at the Southwest corner of said 2.500 acre Tract IV, and the Northwest corner of said 2.222 acre tract, said point lying in the East line of a 24.412 acre tract of land conveyed to Kevin Scott et ux, by deed recorded in Volume 324, Page 239, Real Records, Rains County, Texas;

THENCE, North 02 Degrees 45 Minutes 54 Seconds West, along the West line of said 2.500 acre Tract IV, and the East line of said 24.412 acre tract, a distance of 37.79 feet to a 1/2 inch iron rod found at an angle point in the West line of said 2.500 acre Tract IV, and the Southwest corner of said 1.228 acre tract, said point lying in the East line of said 24.412 acre tract;

THENCE, North 37 Degrees 03 Minutes 17 Seconds East, along the West line of said 2.500 acre Tract IV, and the East line of said 1.228 acre tract, passing the Northwest corner of said 2.500 acre Tract IV, and the Southwest corner of said 2.500 acre Tract III, and continuing the same course along the West line of said 2.500 acre Tract III, and the East line of said 1.228 acre tract in all a total distance of 461.98 feet to the POINT OF BEGINNING and CONTAINING 194,328 square feet or 4.46 acres of land.

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Justin Kleam, R.P.L.S. No. 5871, dated October 3, 2019.

County: Rains

Date of Sale (first Tuesday of month): September 5, 2023

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