

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time and Place of Sale.**

Date: February 1, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: Rains County, Texas at the following location: **THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT THE 220 WEST QUITMAN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.**

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 6/21/2019 and recorded in Document Number 2019-1350 real property records of RAINS County, Texas, Micheal Bryan, ("Borrower") conveyed to Ray Lambert, Trustee.

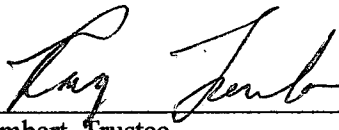
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Micheal Bryan securing the payment of the indebtednesses in the original principal amount of **\$84,900.00** and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lana Strissel and Linda Autry the current mortgagee's of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:


See Exhibit "A"

Also known as: 380 Locust St. Point, TX 75472

6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Lana Strissel, the current owner and holder of the Note and the Deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note.

 TRUSTEE

Ray Lambert, Trustee  
817-933-2035  
10 N Caddo St. # 123  
Cleburne, TX 76031

FILED FOR RECORD  
2022 JAN - 7 PM 2:30  
MANDY SAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY  DEPUTY

X

**EXHIBIT "A"**

Legal description of land:

**All that certain lot tract or parcel of land located in Rains County, Texas and being further described in two tracts as follows:**

**TRACT ONE:**

**.5 acre, a part of the A. Spain Summerlin Survey and being Lot No. 2 of the B.B. Davis Addition to the town of Point, according to plat of said addition, which is recorded in Volume 101, Page 319, Deed Records of Rains County, Texas:**

**Beginning at a point on the NB line of U.S. Highway 69, 640 feet N. 43 W from the SE corner of the B. B. Davis 106.3 acre tract, being the SW corner of Lot No. 1;**

**Thence N 43 W with said U.S. Highway 69, 100 feet, the SE corner of Lot No. 3;**

**Thence N 57 E at right angles to said highway, 200 feet;**

**Thence S 43 E parallel to said Highway, 100 feet, the NW corner of Lot No. 1;**

**Thence S 57 W 200 feet to the place of beginning.**

**TRACT TWO:**

**All that certain tract, lot or parcel of land, situated in Rains County, Texas, being a part of the A. Spain Summerlin Survey, described as follows:**

**Beginning at a point on the NB line of U.S. Highway 69, 740 feet N 43 W from the SE corner of the B.B. Davis 106.3 acre tract, being the SW corner of a lot conveyed to Marvin and Judy Hartog by deed recorded in Volume 325, Page 415, Deed Records of Rains County, Texas;**

**Thence N 43 W with said U.S. Highway, 10 feet, stake for corner;**

**Thence N 57 E at right angles to said highway, 200 feet;**

**Thence S 43 E, parallel to said highway, 10 feet, the NW corner of the lot above mentioned;**

**Thence S 57 W with WB line of said lot, 200 feet, the place of beginning.**

**Being the same land in Foreclosure Sale Deed dated November 4, 2008 from Phillip D. Alexander, Trustee to Tanner Kearney, recorded in Volume 508, Page 104, Official Public Records of Rains County, Texas.**