

Notice of Trustee's Sale

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

20 MAR -4 PM 3:30

BY: 
DEPUTY

Date: March 4, 2020

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: SARAH JUNE JENKINS

Note: Note dated March 22, 2013 in the original principal amount of \$176,000.00

Deed of Trust

Date: March 22, 2013

Grantor: STEVE REEVES and CLAIRE REEVES

Lender: SARAH JUNE JENKINS

Recording information: Deed of Trust recorded in Document No. 2013-4069 on April 3, 2013 in the Official Public Records of Hunt County, Texas

Property: All that certain four tracts of land situated in Hunt County, Texas, about 10 miles S.W. from Greenville, on the waters of Caddo Fork of the Sabine River, and more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.

County: Hunt

Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Hunt County Courthouse in Greenville, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Trustee under 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



GEORGE IVAN ALEXANDER, Trustee

Curtis, Alexander, McCampbell, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

Ph: (903) 455-8113

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george@curtisalexander.net

Exhibit "A"

All that certain four tracts of land situated in Hunt County, Texas, about 10 miles S.W. from Greenville, on the waters of Caddo Fork of the Sabine River, and described as follows:

FIRST TRACT: A part of the Garland Greer Survey, Abstract No. 1239;
BEGINNING at the N.W. corner of the original Survey;
THENCE SOUTH with the West boundary line of same 465.4 vrs.;
THENCE EAST 720 vrs. to the center of Caddo Creek;
THENCE up said creek with its meanders to the S.E. corner of a five acre tract of land conveyed by B. J. Williams to D. R. Simpson on December 1, 1892 as shown by deed recorded in Vol. 114, Page 366, Hunt County Deed Records;
THENCE WEST 279.7 vrs. to the S.W. corner of said 5 acre tract;
THENCE NORTH 98 vrs. to the N.B. line of the original survey;
THENCE WEST 537 vrs. to the place of beginning, containing 47 acres of land, more or less.

SECOND TRACT: A part of the J. M. Johnson Survey, Abstract No. 563,
BEGINNING at the Northwest corner of the Garland Greer Survey on the East Boundary line of the J. M. Johnson Survey;
THENCE SOUTH with the E.B. line of same 274 vrs. to the Southeast corner of a 17 acre tract of land conveyed by J. E. McAdams to Andrew Morrison, on January 19, 1876, recorded in Book 134, Page 396 in the Hunt County Deed Records;
THENCE WEST 142 vrs. to the Southwest corner of the said 17 acre tract;
THENCE NORTH with the W.B. line of same 274 vrs.;
THENCE EAST 142 vrs. to the place of beginning, containing 5.8 acres of land.

THIRD TRACT: A part of the said Garland Greer Survey; **BEGINNING** on the N.B. line of the original survey, same being the Southwest corner of the W. B. Hase Survey;
THENCE SOUTH 98 vrs. a stake;
THENCE EAST 279.7 vrs. to center of Caddo Creek;
THENCE in a Northerly direction with the meanderings of same 98 vrs. to the N.B. line of the original survey;
THENCE WEST 296.4 vrs. to the place of beginning, containing 5 acres of land.

FOURTH TRACT: A part of the J. M. Johnson Survey in Hunt County, Texas,
BEGINNING 660 vrs. South of the N.E. corner of the original survey, said N.E. corner being an agreed corner, a stake from which a post oak marked M bears North 55.4 vrs., a stake;
THENCE WEST 142 vrs.;
THENCE SOUTH 53.5 vrs.;
THENCE EAST 142 vrs.;
THENCE NORTH 53.5 vrs. to the place of beginning, containing 1-1/3 acres of land.

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Said Four Tracts of land being the same land as that described in that certain deed dated October 22, 1917, executed by J. D. Brooks and wife, to L. M. Miles and recorded in Vol. 234, Page 448 of the Deed Records of Hunt County, Texas.

Save & Except the following tract

All that certain lot, tract or parcel of land situated in the J. M. Johnson Survey, Abstract No. 563, Hunt County, Texas, and being part of the same land described in the Second Tract and Fourth Tract in a Deed from Maurice W. Webb et ux, to Horace W. Webb, et ux, as recorded in Volume 710, page 326, Hunt County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod set in the centerline of an existing county road, said point being the Southwest corner of the above cited Tract Four;

THENCE N. 00 deg. 01 min. 32 sec. W. a distance of 861.42 feet along and near a fence to an iron rod found at a fence corner for a corner;

THENCE S. 85 deg. 32 min. 37 sec. E. a distance of 27.90 feet to an iron rod set at a fence corner for a corner;

THENCE North 33.00 feet to an iron rod set for a corner;

THENCE S. 89 deg. 10 min. 22 sec. E. a distance of 216.89 feet to an iron rod set at the centerline intersection of two existing county roads;

THENCE S. 00 deg. 19 min. 50 sec. E. a distance of 891.67 feet along the centerline of an existing county road to an iron rod found for a corner;

THENCE N. 89 deg. 25 min. 05 sec. W. a distance of 249.45 feet along the centerline of an existing county road to the place of beginning and containing 5.040 acres of land.