

65.4 F 1

Notice of Trustee's Sale

FILED FOR RECORD
at 9:34 o'clock A M

Date: May 10, 2022

MAY 10 2024

Trustee: GEORGE IVAN ALEXANDER

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by [Signature]

Current Owner and Holder of Note: LANA BETH CARPENTER

Note: First Lien-Note executed on March 27, 2019 in the original principal amount of \$970,000.00.

Deed of Trust and

Date: March 27, 2019

Grantor: TEJAS ENERGY INC.

Lender: LANA BETH CARPENTER

Recording information: Deed of Trust recorded under Document No. 2019-04123 of the Official Public Records of Hunt County, Texas on March 28, 2019.

Property:

All that certain lot, tract or parcel of land located at 911 CR 3106, Campbell, Hunt County, Texas 75422 and as further described on Exhibit "A" attached hereto and incorporated herein for all purposes.

County: Hunt

Date of Sale (first Tuesday of month): June 4, 2024

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.

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.

/s/George Ivan Alexander

GEORGE IVAN ALEXANDER, Trustee

Curtis & Alexander, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

Ph: (903) 455-8113

Fax: (903) 454-3371

george@curtisalexander.net

EXHIBIT A

Tract 1:

Being a lot, tract or parcel of land situated in the Wiley Lewis Survey, Abstract No. 627, Hunt County, Texas, and being all of the remainder of that certain 79 acre tract of land, called First Tract, conveyed from L. J. Cullen et ux to Lowry Slemmons et ux, by Deed, as recorded in Volume 398, Page 602, Deed Records, Hunt 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 the remainder of said 79 acre tract, and the Northeast corner of a 19.331 acre tract of land conveyed to Joyce Whitley, by deed recorded in Volume 695, Page 69, Official Public Records, Hunt County, Texas, said point lying in a South line of a 54.072 acre tract of land, called Tract One, conveyed to Terry Purl, by deed recorded in File #2014-9421, Official Public Records, Hunt County, Texas;

THENCE, North 89 Degrees 07 Minutes 41 Seconds East, along the North line of the remainder of said 79 acre tract, and a South line of said 54.072 acre tract, passing at a distance of 1,542.49 feet, a 1/2 inch iron rod found at a Southeast corner of said 54.072 acre tract, and continuing the same course along the North line of the remainder of said 79 acre tract in all a total distance of 1,555.65 feet to a point for corner at the Northeast corner of the remainder of said 79 acre tract, said point lying in a West line of a tract of land, called Tract One, as described in that Oil and Gas Lease, as recorded in Volume 276, Page 326, Deed Records, Hunt County, Texas;

THENCE, South 00 Degrees 15 Minutes 12 Seconds West, along the East line of the remainder of said 79 acre tract, and a West line of said Tract One, passing at a distance of 188.19 feet, an 8 inch bois-d'arc fence post found at a Southwest corner of said Tract One, and the Northwest corner of a 10.41 acre tract of land, called Tract 1, conveyed to Brian Jordan et al, by deed recorded in File #2018-16986, Official Public Records, Hunt County, Texas, and continuing the same course along the East line of the remainder of said 79 acre tract, and the West line of said 10.41 acre tract in all a total distance of 1,331.26 feet, a 1/2 inch iron rod found marked (BY-LINE) at the Southeast corner of the remainder of said 79 acre tract, and the Southwest corner of said 10.41 acre tract, said point lying in the North line of U. S. Highway No. 69, (Variable Width R.O.W.);

THENCE, North 77 Degrees 01 Minutes 08 Seconds West, along the South line of the remainder of said 79 acre tract, and the North line of said U. S. Highway No. 69, a distance of 1,594.53 feet to a 3/8 inch iron rod found at the Southwest corner of the remainder of said 79 acre tract, and the Southeast corner of said 19.331 acre tract, from said point, a concrete monument found at an angle point in the South line of said 19.331 acre tract, and an angle point in the North line of said U. S. Highway No. 69, bears North 67 Degrees 21 Minutes 10 Seconds West, a distance of 115.62 feet;

THENCE, North 00 Degrees 15 Minutes 12 Seconds East, along the West line of the remainder of said 79 acre tract, and the East line of said 19.331 acre tract, a distance of 949.40 feet to the POINT OF BEGINNING and CONTAINING 40.72 acres of land.

Tract 2:

Being a lot, tract or parcel of land situated in the Thomas F. Jones Survey, Abstract No. 550, Hunt County, Texas, and being all of the remainder of that certain 71.56 acre tract of land, called Second Tract, conveyed from Frank Glasscock et ux to R. L. Slemmons et ux, by Warranty Deed, as recorded in Volume 569, Page 592, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (BY-LINE) at the Northwest corner of the remainder of said 71.56 acre tract, and the Northeast corner of a 10.07 acre tract of land, called Tract 2, conveyed to Brian Jordan et al, by deed recorded in File #2018-16986, Official Public Records, Hunt County, Texas, said point lying in the South line of a tract of land, called Tract One, as described in that Oil and Gas Lease, as recorded in Volume 276, Page 326, Deed Records, Hunt County, Texas;

THENCE, North 88 Degrees 26 Minutes 03 Seconds East, along the North line of the remainder of said 71.56 acre tract, and the South line of said Tract One, a distance of 976.77 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Northeast corner of the remainder of said 71.56 acre tract, said point lying in the South line of said Tract One, and in the West line of an old abandoned rail road bed;

THENCE, South 22 Degrees 58 Minutes 10 Seconds East, along the East line of the remainder of said 71.56 acre tract, and the West line of said abandoned rail road bed, a distance of 743.06 feet to a 1/2 inch iron rod set marked (BY-LINE) in the East line of the remainder of said 71.56 acre tract, and in the West line of said abandoned rail road bed, from said point, a

concrete monument found at the Southeast corner of the remainder of said 71.56 acre tract, bears South 22 Degrees 58 Minutes 10 Seconds East, a distance of 1,161.40 feet;

THENCE, North 89 Degrees 44 Minutes 48 Seconds West, a distance of 205.75 feet to a 1/2 inch iron rod set marked (BY-LINE) for corner;

THENCE, South 00 Degrees 15 Minutes 12 Seconds West, a distance of 917.39 feet to a 1/2 inch iron rod set marked (BY-LINE) in the South line of the remainder of said 71.56 acre tract, and in the North line of U. S. Highway No. 69, (Variable Width R.O.W.), from said point, a concrete monument found for witness, bears South 77 Degrees 01 Minutes 08 Seconds East, a distance of 55.38 feet;

THENCE, North 77 Degrees 01 Minutes 08 Seconds West, along the South line of the remainder of said 71.56 acre tract, and the North line of said U. S. Highway No. 69, a distance of 1,090.31 feet to a 1/2 inch iron rod found marked (BY-LINE) at the Southwest corner of the remainder of said 71.56 acre tract, and the Southeast corner of said 10.07 acre tract;

THENCE, North 00 Degrees 15 Minutes 12 Seconds East, along the West line of the remainder of said 71.56 acre tract, and the East line of said 10.07 acre tract, a distance of 1,329.03 feet to the POINT OF BEGINNING and CONTAINING 36.72 acres of land.

Tract 3:

Being a lot, tract or parcel of land situated in the Thomas F. Jones Survey, Abstract No. 550, Hunt County, Texas, and being all of that certain 18.53 acre tract of land, called First Tract conveyed from Frank Glasscock et ux to R. L. Slemmons et ux, by Warranty Deed, as recorded in Volume 569, Page 592, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of said 18.53 acre tract, and the Northwest corner of a 0.9116 acre tract of land conveyed to Dewey Elmore, by deed recorded in Volume 710, Page 555, Official Public Records, Hunt County, Texas, said point lying in the South line of a tract of land, called Tract One, as described in that Oil and Gas Lease, as recorded in Volume 276, Page 326, Deed Records, Hunt County, Texas;

THENCE, South 01 Degrees 17 Minutes 29 Seconds East, along the East line of said 18.53 acre tract, and the West line of said 0.9116 acre tract, passing the Southwest corner of said 0.9116 acre tract, and the Northwest corner of a 1.383 acre tract of land, called Tract Two, conveyed to Cody Elmore et al, by deed recorded in File #2011-13870, Official Public Records, Hunt County, Texas, and continuing the same course along the East line of said 18.53 acre tract, and the West line of said 1.383 acre tract, passing the Southwest corner of said 1.383 acre tract, and the Northwest corner of a 1.089 acre tract of land, called Tract One, conveyed to Cody Elmore et al, by deed recorded in File #2011-13870, Official Public Records, Hunt County, Texas, and continuing the same course along the East line of said 18.53 acre tract, and the West line of said 1.089 acre tract in all a total a distance of 514.91 feet to a 3/8 inch iron rod found at the Southwest corner of said 1.089 acre tract, and the Northwest corner of a 2.551 acre tract of land conveyed to Robin Stover, by deed recorded in Volume 1614, Page 321, Official Public Records, Hunt County, Texas;

THENCE, South 01 Degrees 06 Minutes 28 Seconds East, continuing along the East line of said 18.53 acre tract, and the West line of said 2.551 acre tract, a distance of 197.02 feet to a 1/2 inch iron rod set marked (BY-LINE) in the East line of said 18.53 acre tract, and in the West line of said 2.551 acre tract, from said point, a 1/2 inch iron rod found at the South point of said 18.53 acre tract, bears South 01 Degrees 06 Minutes 28 Seconds East, a distance of 1,294.76 feet;

THENCE, North 89 Degrees 44 Minutes 48 Seconds West, a distance of 524.63 feet to a 1/2 inch iron rod set marked (BY-LINE) in the West line of said 18.53 acre tract, and in the East line of an old abandoned rail road bed, from said point, a concrete monument found for witness, bears South 22 Degrees 58 Minutes 10 Seconds East, a distance of 1,190.96 feet;

THENCE, North 22 Degrees 58 Minutes 10 Seconds West, along the West line of said 18.53 acre tract, and the East line of said old abandoned rail road, a distance of 746.77 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Northwest corner of said 18.53 acre tract, said point lying in the South line of said Tract One, and in the East line of said old abandoned rail road bed;

THENCE, North 88 Degrees 26 Minutes 03 Seconds East, along the North line of said 18.53 acre tract, and the South line of said Tract One, a distance of 800.93 feet to the POINT OF BEGINNING and CONTAINING 10.68 acres of land.