

Notice of Trustee's Sale

Date: June 9, 2020
Trustee: Jimmy W. Runnels
Trustee's Address: P.O. Box 2514
Lufkin, Texas 75902
Lender: Alice Joy Runnels

AT 15 O'CLOCK P.M.
JUN 15 2020
AMY FINCHER
County Clerk, County of Angelina, Texas
By _____

CONTRACT FOR DEED

Seller: Jase T. Runnels and wife, Alice Joy Runnels
Buyer: Mary Ann Spencer and Kelly K. Spencer
Property:

Being a 14.372 acre tract of land (Tract # 1) out of and a part of the S. D. BURKS SURVEY, A-110 of Angelina County, Texas, being a part of that called 52 2/3 acre tract described as TRACT ONE of EXHIBIT "A" of a deed conveyed to J. W. GRAYSON, recorded in Vol. 928, pg. 603 of the Deed Records of Angelina County, Texas and being the South 14.372 acres of that certain 44.00 acre tract surveyed for J. T. RUNNELS, 12-17-1993, said 14.372 acres being located East of and adjoins the East R.O.W. line for F.M. # 1818, about 1.0 mile South of U.S. # 69 and about 3.5 miles Northwest of Zavalla, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Date of Sale: Tuesday, July 7, 2020
Time of Sale: The earliest time at which the sale shall occur is 1:00 p.m., Lufkin, Texas time. The sale shall begin at that time or not later than three hours after that time.
Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Lender has appointed Jimmy W. Runnels as Trustee under the Contract for Deed. 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.

Jimmy W. Runnels Trustee

CARL O. BIRDWELL
REGISTERED PUBLIC SURVEYOR
LAND BOUNDARY AND TOPOGRAPHIC SURVEYING

Route 1, Box 564
San Augustine, TX 75872

Telephone:
409/275-3548

S. D. BURKS SURVEY
A-110

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ANGELINA

" LEGAL DESCRIPTION "
TO MARY ANN SPENCER'S 14.372 ACRES
TRACT # 1

Being a description to a 14.372 acre tract of land (Tract # 1) out of and a part of the S. D. BURKS SURVEY, A-110 of Angelina County, Texas, being a part of that called 52 2/3 acre tract described as TRACT ONE of EXHIBIT "A" of a deed conveyed to J. W. GRAYSON, recorded in Vol. 920, pg. 603 of the Deed Records of Angelina County, Texas and being the South 14.372 acres of that certain 44.00 acre tract surveyed for J.T.RUNNELS, 12-17-1993, said 14.372 acres being located East of and adjoins the East R.O.W. line of F.M. # 1810, about 1.0 mile South of U.S. # 69 and about 3.5 miles Northwest of Zavalla, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING: At a 1/2" iron rod found for the S.E. corner of said J. T. RUNNELS 44.00 acre tract in the NBL of JOHN B. SLOAN'S 444.385 acre tract (Vol. 442, pg. 700), being the S.W. corner of E. L. HAYARD'S 63 acre tract (Vol. 119, pg. 56 DT), a 26" red oak brs. N 24° E, 22.7 ft. and a 8" elm brs. N 83° W, 13.2 ft.

THENCE: S 89° 32' 43" W, 784.82 ft. along SLOAN'S NBL to a 1/2" iron rod found for the S.E. corner of R. C. KENNEDY'S 2.00 acre tract (Vol. 934, pg. 389), a 16" red oak brs. N 21° E, 7.7 ft.

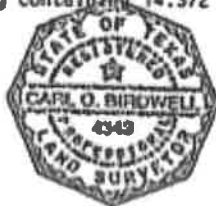
THENCE: N 00° 20' 07" E, 207.70 ft. along KENNEDY'S 2.00 acre tract EBL to a 1/2" iron rod found for his N.E. corner in an open pasture.

THENCE: S 86° 56' 54" W, 442.89 ft. along the NBL of KENNEDY'S 2.00 acre tract to a 1/2" iron rod found for his N.W. corner in the East R.O.W. line of F.M. # 1818.

THENCE: N 00° 20' 07" E, 402.14 ft. along the East R.O.W. line of F.M. # 1818 to a 1/2" iron rod found for the S.W. corner of RONALD L. FANT'S 2.00 acre tract (Vol. 619, pg. 182), a 10" creosote post brs. North, 0.6 ft.

THENCE: S 89° 42' 43" E, along FANT'S 2.00 acre tract's SBL at 417.48 ft. passing a 1/2" iron rod for his S.E. corner and continuing on the same bearing at 959.31 ft. passing a 1/2" iron rod for the S.W. corner of TRACT # 7 (2.591 acres) and continuing on the same bearing at a total distance of 1227.24 ft. to a 1/2" iron rod found for the S.E. corner of said TRACT # 7, in the MBL of said Harvard's 63 acre tract, this being the N.E. corner of this TRACT # 1.

THENCE: S 00° 22' 23" W, 573.24 ft. along HAYARD'S NBL to the point of beginning containing 14.372 acres of land.



Reference is made to survey plat of even date.

SURVEYED BY:

A handwritten signature in cursive script that reads "Carl O. Birdwell".

CARL O. BIRDWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4343
11-8-1994