

NOTICE OF TRUSTEE'S SALE

Trustee: Jimmy W. Runnels
Trustee's Address: 115 Renfro Drive, Lufkin, TX 75901
Lender: Alice Joy Runnels

FILED
AT 2:11 O'CLOCK P.M.
OCT 08 2020

CONTRACT FOR DEED

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

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MS

Pursuant to authority as Trustee conferred upon me by the Lender in a certain Contract for Deed, I will, as Trustee under said Contract for Deed, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, November 3, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, "AS IS". The sale will be conducted in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

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 of 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.


In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. If early voting is going on and the weather is bad, the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

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.

EXECUTED this 8 day of October, 2020.


Jimmy W. Runnels, Trustee

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

Route 1, Box 564
San Augustine, TX 75972

Telephone:
409/275-3548

S. D. BURKS SURVEY
A-110

STATE OF TEXAS
COUNTY OF ANGELINA

EXHIBIT "A"

" 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. 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 of 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 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. HAVARD'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" crosote 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 WBL 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 HAVARD'S WBL 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