

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2024 FEB 14 AM 10:52

Date: February 14, 2024
Trustee: PHILIP D. ALEXANDER
Lender: TOBY HALDEMAN

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY *M. Ferguson* DEPUTY

Note

Date: November 2, 2021
Amount: TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00)
Maker: THOMAS GARRETT POSEY
Lender: TOBY HALDEMAN

Deed of Trust

Date: November 2, 2021
Grantor: THOMAS GARRETT POSEY
Lender: TOBY HALDEMAN

Recording information: Document No. 2021-3283, Official Public Records of Rains County, Texas

Property: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES HOOKER SURVEY, ABSTRACT NO. 110, RAINS COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO TOBY HALDEMAN, RECORDED IN DOCUMENT NO. 2020-1367, REAL RECORDS, RAINS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF RS COUNTY ROAD 1605 AND IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KIMMIE D. HARRISON, RECORDED IN DOCUMENT NO. 2016-1169, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID HALDEMAN TRACT ONE AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LOAN OAK ISD, RECORDED IN DOCUMENT NO. 2019-1813, REAL RECORDS, RAINS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 88 DEGREES 32 MINUTES 47 SECONDS WEST - 25.40 FEET;

THENCE SOUTH 01 DEGREES 25 MINUTES 20 SECONDS WEST, WITHIN SAID RS COUNTY ROAD 1605, ALONG THE RECOGNIZED MOST SOUTHERLY EAST LINE OF SAID HALDEMAN TRACT ONE AND THE APPARENT WEST LINE OF SAID HARRISON TRACT, A DISTANCE OF 327.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SEMEN N. AND NATALYA RESHETNIKOV, RECORDED IN DOCUMENT NO. 2017-0883, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID HALDEMAN TRACT ONE AND THE RECOGNIZED NORTHEAST CORNER OF SAID HALDEMAN TRACT TWO;

THENCE NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID HALDEMAN TRACT ONE AND THE APPARENT NORTH LINE OF SAID HALDEMAN TRACT TWO, A DISTANCE OF 1163.18 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;

THENCE NORTH 75 DEGREES 49 MINUTES 43 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID HALDEMAN TRACT ONE, A DISTANCE OF 11.52 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HALDEMAN TRACT ONE;

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THENCE NORTH 00 DEGREES 20 MINUTES 01 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID HALDEMAN TRACT ONE AND THE APPARENT EAST LINE OF SAID PL & ML TRACT TWO, A DISTANCE OF 649.77 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW WESLEY PIERCE, RECORDED IN DOCUMENT NO. 2016-1134, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID HALDEMAN TRACT ONE AND THE APPARENT NORTHEAST CORNER OF SAID PL & ML TRACT TWO;

THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID PIERCE TRACT, A DISTANCE OF 950.74 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHNNIE A. STONE, RECORDED IN DOCUMENT NO. 2015-1457, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY NORTHEAST CORNER OF SAID HALDEMAN TRACT ONE AND THE APPARENT NORTHWEST CORNER OF SAID LONE OAK ISD TRACT;

THENCE SOUTH 02 DEGREES 05 MINUTES 26 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY EAST LINE OF SAID HALDEMAN TRACT ONE AND THE APPARENT WEST LINE OF SAID LONE OAK ISD TRACT, A DISTANCE OF 355.01 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID HALDEMAN TRACT ONE AND THE APPARENT SOUTHWEST CORNER OF SAID LONE OAK ISD TRACT;

THENCE SOUTH 88 DEGREES 32 MINUTES 47 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTH LINE OF SAID HALDEMAN TRACT ONE, A DISTANCE OF 240.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 707,151.39 SQ. FT. OR 16.234 ACRES OF LAND.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of Brian Gallia, R.P.L.S. #5569, dated April 1, 2021.

County: Rains

Date of Sale (first Tuesday of month): March 5, 2024

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

PHILIP D. ALEXANDER is the Trustee as appointed by instrument filed of record November 5, 2021 and recorded in Document No. 2021-3283, Official Public Records of Rains County, Texas titled *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, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



PHILIP D. ALEXANDER, Trustee