

**NOTICE OF TRUSTEE'S SALE** **FILED FOR RECORD**

**Date:** February 27, 2024

2024 FEB 27 PM 4:02

**Trustee:** PHILIP D. ALEXANDER

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company  
M. Tergos

**Note**

**Date:** September 11, 2019

**Amount:** TWO HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$229,000.00)

**Maker:** JESUS QUINTERO

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

**Deed of Trust**

**Date:** September 11, 2019

**Grantor:** JESUS QUINTERO

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

**Recording information:** Document Number 2019-2053, Official Public Records of Rains County, Texas

**Property:**

**TRACT 1**

Lot 1 of Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County, Texas.

**TRACT 2**

BEING a 0.964 acre tract and being all that certain lot, tract or parcel of land situated in the Henry Craigle Survey, Abstract No. 41, Rains County, Texas, and being part of a called 3.55 acre tract described in a deed from Michael Ray Murff to Lance Hooten as recorded in Volume 540, Page 701, Rains County Official Public Records (R.C.O.P.R.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found on the southwest line of U.S. Highway No. 69, at the northeast corner of said 3.55 acre tract for a corner, said point being the northwest corner of Lot 1, Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County Plat Records (R.C.P.R.);

THENCE S 05°00'17" E (Directional Control Line) along the east line of said 3.55 acre tract and the west line of said Lot 1, Oak Ridge Subdivision a distance of 265.98 feet to a 1/2 inch iron rod set at the southeast corner of said 3.55 acre tract for a corner, said point being the northeast corner of a called 1.96 acre tract (Potts, 520/154, R.C.O.P.R.);

THENCE S 85°13'17" W along the southernmost south line of said 3.55 acre tract, and along the north lines of said 1.96 acre tract and a called 0.97 acre tract described in a deed to English as recorded in Volume 391, Page 703, Rains County Real Records (R.C.R.R.), a distance of 160.36 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 01°48'34" E across said 3.55 acre tract a distance of 323.50 feet to a 1/2 inch iron rod set on the southwest line of said Highway and the northeast line of said 3.55 acre tract, for a corner;

THENCE S 70°23'51" E along the southwest line of said Highway and the northeast line of said 3.55 acre tract a distance of 134.16 feet to the POINT OF BEGINNING and containing 0.964 acres of land.

NOTE: Basis of Bearing is the west line of said Oak Ridge Subdivision (6/11 R.C.P.R.).

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The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, R.P.L.S. NO. 4915, on July 18, 2016.

### TRACT 3

BEING a 1.253 acre tract and being all that certain lot, tract or parcel of land situated in the Henry Craigle Survey, Abstract No. 41, Rains County, Texas, and being part of a called 3.55 acre tract described in a deed from Michael Ray Murff to Lance Hooten as recorded in Volume 540, Page 701, Rains County Official Public Records (R.C.O.P.R.); and being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$  inch iron rod found on the southwest line of U.S. Highway No. 69 and the northeast line of said 3.55 acre tract for a corner, said point being the northeast corner of a called 1.362 acre tract (Stephens, 557/714 R.C.O.P.R.);

THENCE S  $70^{\circ}23'51''$  E along the southwest line of said Highway and the northeast line of said 3.55 a distance of 125.73 feet to a  $\frac{1}{2}$  inch iron rod set, for a corner;

THENCE S  $01^{\circ}48'34''$  W across said 3.55 acre tract a distance of 329.50 feet to a  $\frac{1}{2}$  inch iron rod set on the north line of a called 0.97 acre tract described in a deed to English as recorded in Volume 391, Page 703, Rains County Real Records (R.C.R.R.), and the south line of said 3.55 acre tract, for a corner;

THENCE S  $85^{\circ}12'10''$  W along the southernmost south line of said 3.55 acre tract and the north line of said 0.97 acre tract a distance of 156.37 feet to a  $\frac{3}{4}$  inch iron pipe found on the east line a called 2 acre tract described in a deed to Bond as recorded in Volume 216, Page 407, Rains County Deed Records (R.C.D.R.), at the most southerly southwest corner of said 3.55 acre tract and the northwest corner of said 0.97 acre tract, for a corner;

THENCE N  $05^{\circ}22'28''$  W along the easternmost west line of said 3.55 acre tract and the east line of said 2 acre tract a distance of 145.39 feet to a  $\frac{3}{8}$  inch iron rod found at the inside corner of said 3.55 acre tract, the northeast corner of said 2 acre tract and the southeast corner of said 1.362 acre tract, for a corner;

THENCE N  $14^{\circ}40'09''$  E along the east line of said 1.362 acre tract a distance of 241.73 feet to the POINT OF BEGINNING and containing 1.253 acres of land.

NOTE: Basis of Bearing is the west line of said Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County Plat Records (R.C.P.R.).

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, R.P.L.S. No. 4915, on July 18, 2016.

The above three tracts of land being the same land in Warranty Deed with Vendor's Lien dated September 11, 2019 from Hootens Real Estate Development LLC, a Texas Limited Liability Company, to Jesus Quintero, recorded in Document Number 2019-2052, Official Public Records of Rains County, Texas.

**County:** Rains

**Date of Sale (first Tuesday of month):** April 2, 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 pursuant to 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, "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