

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

THE STATE OF TEXAS §

2018 NOV -5 PM 1:19

COUNTY OF VAN ZANDT §

PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO., TX

Date: November 1, 2018

BY _____ DEP.

Deed of Trust:

Date: July 15, 2018

Grantor: Heeyoung Lee

Beneficiary: Runaway Ranches Ltd.

Recorded in: Instrument # 2018-006133, Real Property Records, Van Zandt County Texas.

Property: (INCLUDING ANY IMPROVEMENTS): Lot 7, Southpoint Ranch, an Addition to Van Zandt County, Texas, according to the Plat thereof recorded in Document# 2017-009226, Plat Records, Van Zandt County, Texas.

See attached Exhibit "A"

Date of Sale: December 4, 2018

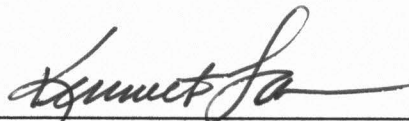
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Van Zandt County Courthouse, Canton Texas.
121 E. Dallas, Canton, Texas 75103

Designated Area: The north steps of the main entrance to the Courthouse and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Kenneth Lane

For more information:

P. O. Box 425
Terrell, TX 75160
817-583-1799

EXHIBIT 'A'

Curve	Delta	Radius	Area	Perimeter	Chord	Chord Bearing
1	171.90°	2710.00	642.48	322.75	640.98	N85°27'19"W
2	171.90°	2710.00	642.48	322.75	640.98	N85°27'19"W
3	171.90°	2710.00	642.48	322.75	640.98	N85°27'19"W
4	171.90°	2710.00	642.48	322.75	640.98	N85°27'19"W
5	171.90°	2710.00	642.48	322.75	640.98	N85°27'19"W

STATE OF TEXAS
COUNTY OF TARRANT

All that certain lot, tract or parcel of land, part of the Wm. Avont Survey, Abstract No. 30, the James Hamilton Survey, Abstract No. 405 and the Wm. Wills Survey, Abstract No. 955, Van Zandt County, Texas, and being more completely described as follows: to-wit:

BEING a 3/8" iron rod set at the East corner of the above mentioned 104.970 acre tract and being at the intersection of the centerline of County Road No. 3415 with the centerline of County Road No. 3422.

THENCE S 45 deg. 45 min. 00 sec. W, with the centerline of County Road No. 3422, a distance of 2822.18 ft. to a 1 1/2" iron pipe found at an old corner of County Road No. 3417.

THENCE S 51 deg. 54 min. 00 sec. W, with the centerline of County Road No. 3417, a distance of 469.64 ft. to a point at the intersection of same with the Northeast Right of Way line of State Highway No. 64, from which a 3/8" iron rod set for reference bears N 16 deg. 24 min. 50 sec. E, a distance of 195.23 ft.

THENCE N 16 deg. 24 min. 50 sec. W, with said Right of Way line, a distance of 263.97 ft. to a 3/8" iron rod set at the South corner of the Egan Barry 0.8420 acre tract, recorded in Vol. 1412 page 688 of the Deed Records of Van Zandt County, Texas.

THENCE N 49 deg. 19 min. 15 sec. E, with the Southeast line of said 0.8420 acre tract, a distance of 388.71 ft. to a 3/8" iron rod set at the East corner of same.

THENCE N 39 deg. 09 min. 31 sec. W, with the Northwest line of said 0.8420 acre tract, a distance of 60.09 ft. to a 3/8" iron rod set at the North corner of same.

THENCE S 63 deg. 37 min. 17 sec. W, with the Northwest line of said 0.8420 acre tract, a distance of 238.37 ft. to a 3/8" iron rod set at the West corner of same.

THENCE, with said Right of Way line of State Highway No. 64 and being in a curve to the left, the radius point of which bears S 71 deg. 20 min. 11 sec. W, a distance of 2710.00 ft., 322.75 ft., a distance of 642.48 ft. to a 3/8" iron rod set at the P.T. of said curve to the left.

THENCE N 32 deg. 09 min. 13 sec. W, continuing with said Right of Way line, a distance of 778.10 ft. to a 3/8" iron rod set at the P.C. of a curve to the left, the radius point of which bears S 57 deg. 51 min. 38 sec. W, a distance of 1124.86 ft.

THENCE, continuing with said Right of Way line and with said curve to the left, the angle of which is 1 deg. 21 min. 00 sec., the radius is 5433.81 ft. and the tangent is 64.02 ft., a distance of 128.03 ft. to a 3/8" iron rod set at the intersection of same with the Westerly Southeast line of the Audrey Ewell 52 acre tract, recorded in Document No. 2011-000835 of the Deed Records of Van Zandt County, Texas.

THENCE N 43 deg. 56 min. 49 sec. E, with the Westerly Southeast line of said 52 acre tract, a distance of 1124.86 ft. to a 1 1/2" iron pipe found at an old corner of same.

THENCE S 42 deg. 50 min. 39 sec. E, with the Easterly Southwest line of said 52 acre tract, a distance of 757.37 ft. to a 3/8" iron rod set at the South corner of same.

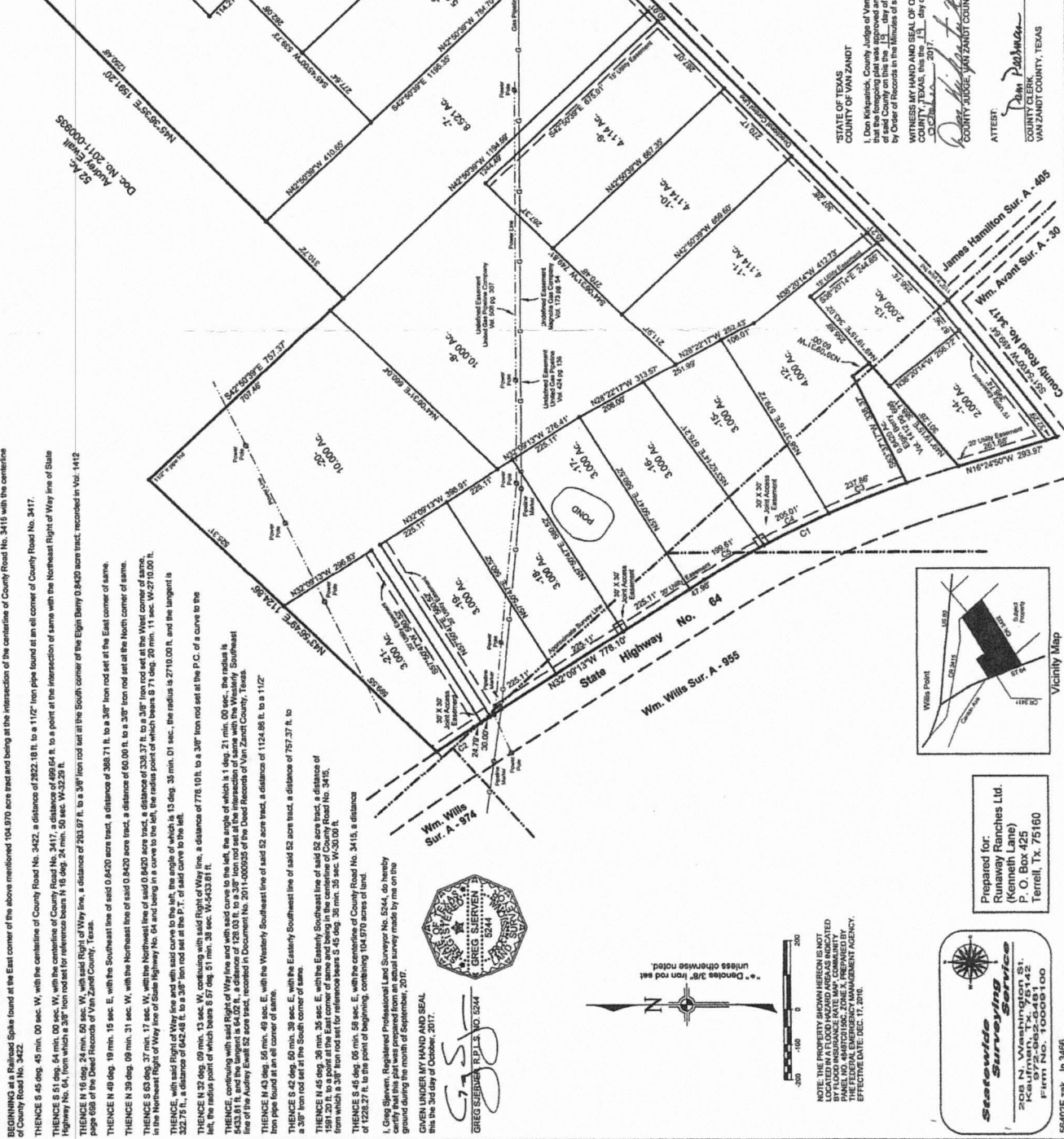
THENCE N 45 deg. 36 min. 35 sec. E, with the Easterly Southeast line of said 52 acre tract, a distance of 1591.20 ft. to a point at the East corner of same and being in the centerline of County Road No. 3415.

THENCE, from which a 3/8" iron rod set for reference bears S 45 deg. 36 min. 35 sec. E, a distance of 1124.86 ft. to the point of beginning, combining 104.970 acres of land.

THENCE S 45 deg. 09 min. 28 sec. E, with the centerline of County Road No. 3415, a distance of 1228.27 ft. to the point of beginning, combining 104.970 acres of land.

I, Greg Stevens, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of September, 2017.

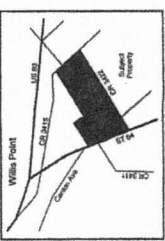
GIVEN UNDER MY HAND AND SEAL
this 3rd day of October, 2017.



GREG STEVENS
R.P.L.S. NO. 5244



NOTE: THE PROPERTY SURVEYED HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP COMMUNITY DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT AGENCY. EFFECTIVE DATE: DEC. 17, 2016.



Prepared for:
Runaway Ranches Ltd.
(Kenneth Lane)
P. O. Box 425
Tennell, Tx. 75160

Stevens Surveying Service
208 N. Washington St.
Kaufman, TX 75142
P.O. Box 248142
Firm No. 10009100

554102F.ssk Jn 3466

Doc. No. 2017-000835
52 Ac.
Mansueti 181-20
1228.48

FILED FOR RECORD
OCT 19 2017
COUNTY CLERK
VAN ZANDT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF VAN ZANDT

The owner of the land shown on this plat and whose name is subscribed hereon is hereby acknowledged to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 19th day of October, 2017.

SUSAN C. STRICKLAND
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-11-2020

STATE OF TEXAS
COUNTY OF VAN ZANDT

I, Don Kirkpatrick, County Judge of Van Zandt County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this 19th day of October, 2017, as shown by the records in the Minute Book of said Court.

WITNESSES MY HAND AND SEAL OF OFFICE IN VAN ZANDT COUNTY, TEXAS, this 19th day of October, 2017.

ATTEST:
Don Kirkpatrick
COUNTY JUDGE, VAN ZANDT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF VAN ZANDT

Before me, the undersigned authority, on this day personally appeared Kenneth Lane, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 19th day of October, 2017.

SUSAN C. STRICKLAND
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-11-2020

STATE OF TEXAS
COUNTY OF VAN ZANDT

Before me, the undersigned authority, on this day personally appeared James Hamilton Sur. A - 30, Wm. Wills Sur. A - 955, Van Zandt County, Texas (Date: October 3, 2017)

