

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

THE STATE OF TEXAS §

2018 NOV -5 PM 1:18

COUNTY OF VAN ZANDT §

PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO., TX

Date: November 2, 2018

BY _____ DEP.

Deed of Trust:

Date: July 15, 2018

Grantor: Heeyoung Lee

Beneficiary: Runaway Ranches Ltd.

Recorded in: Instrument # 2018-006135, Real Property Records, Van Zandt County Texas.

Property: (INCLUDING ANY IMPROVEMENTS): Lots "29, 30, 31", Ewalt Ranch, an Addition to Van Zandt County, Texas, according to the Plat thereof recorded in Document# 2017-004663, Plat Records, Van Zandt County, Texas.
See attached Exhibit "A"

Date of Sale: December 4, 2018

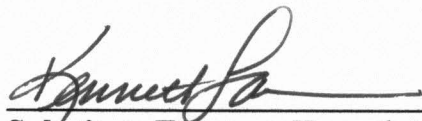
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

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

FILED FOR RECORD

NOTICE OF SURRENDER

NOV 2 2 11 11

STATE OF TEXAS

PROPERTY CLERK, SAN ANTONIO

COUNTY

BY _____

Trust of Trust

Date: July 15, 2011

Grantor: [Name]

Trustee: [Name]

Reference to [Document ID] and [Document ID]

Trust

Property: [Address]

Address: [Address]

Location: [Address]

2 acres of land

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Because of the detail by [Name] under the terms of the Trust of Trust and the [Name]

trust hereby, as Successor Trustee, will sell the property in public auction to the

highest bidder for cash at the place and date when specified in the [Name]

Trust of Trust

The property is being sold subject to all matters of record and shown on the [Name]

Trust which affect the title and with a lien in favor of the [Name]

[Signature]

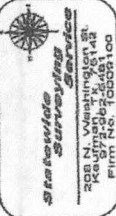
Trustee

For more information:

P. O. Box 415

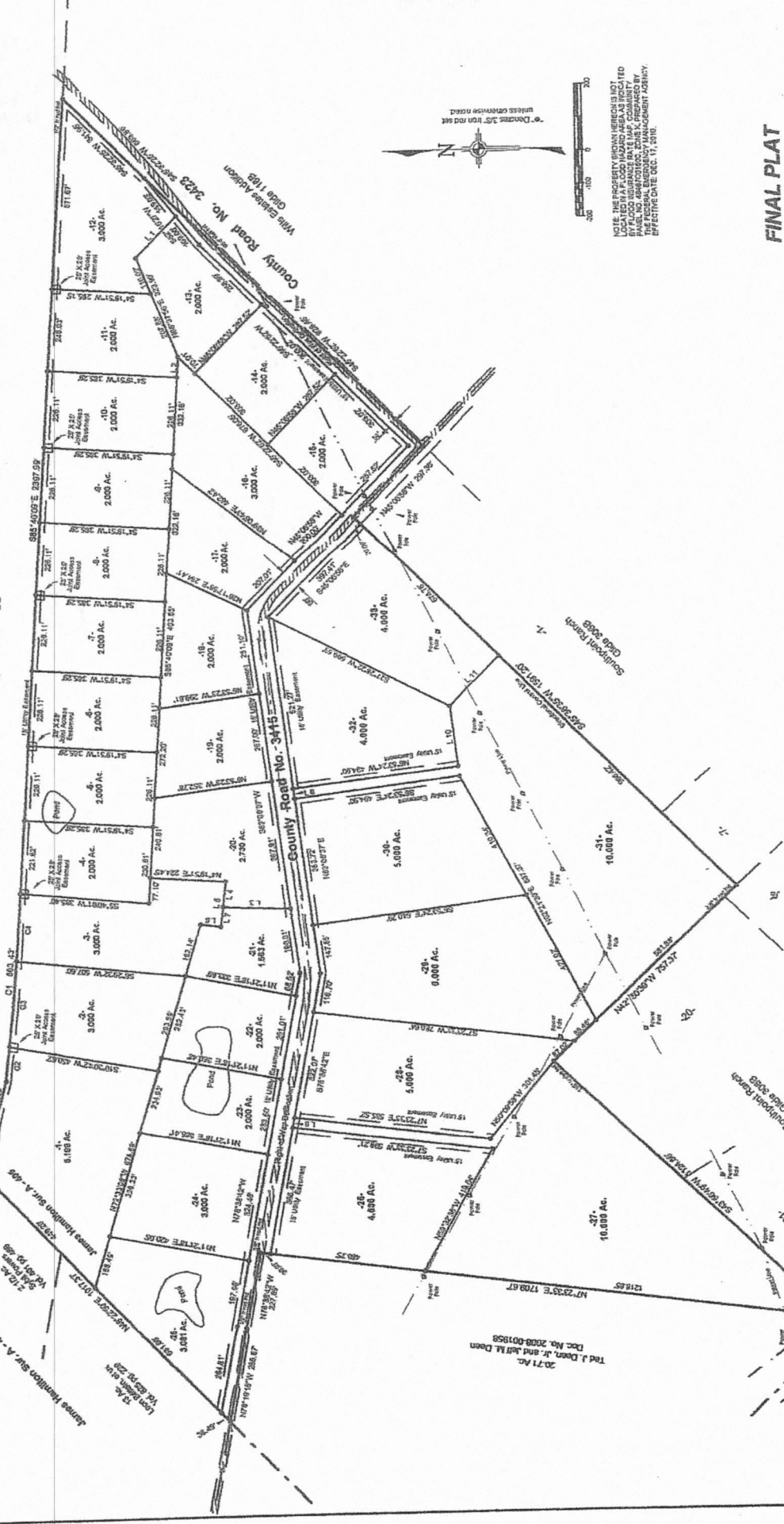
Irving, TX 75039

817-283-1199



Line	Course	Distance	Area	Remarks
1	N 89° 40' 00" W	100.00	100.00	Section Line
2	S 89° 40' 00" W	100.00	100.00	Section Line
3	N 89° 40' 00" W	100.00	100.00	Section Line
4	S 89° 40' 00" W	100.00	100.00	Section Line

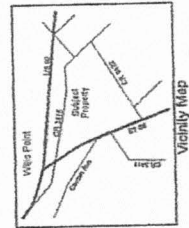
U. S. Highway No. 80



FINAL PLAT EWALT RANCH

PART OF THE
JAMES HAMILTON SURVEY, ABSTRACT NO. 405
VAN ZANDT COUNTY, TEXAS
(Date: May 8, 2018)

Prepared for:
Runaway Remedies Ltd.
(Kernish Lims)
P. O. Box 4423
Terrell, TX. 75160



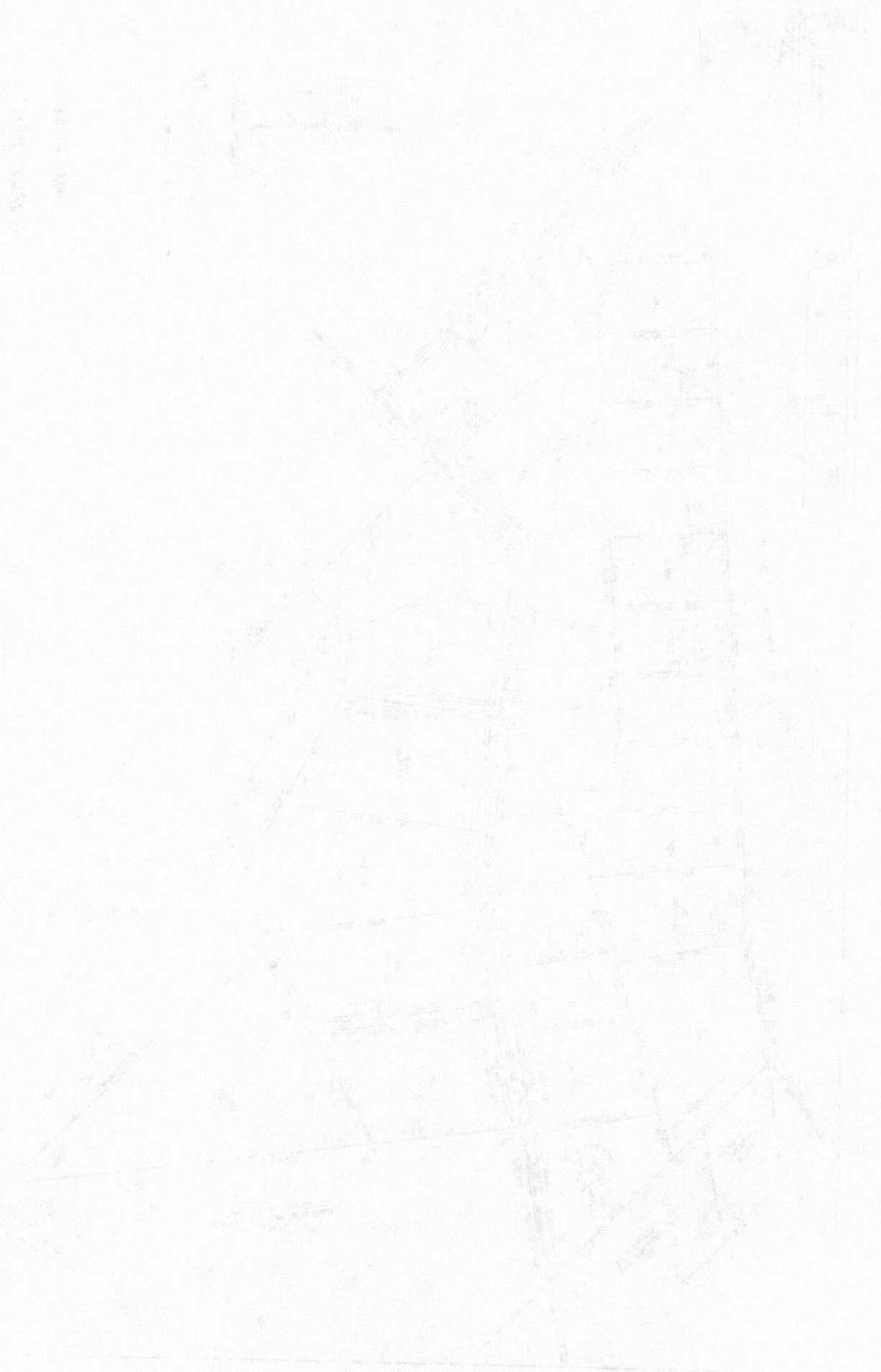
Line	Bearing	Distance
1	N 89° 40' 00" W	100.00
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3	N 89° 40' 00" W	100.00
4	S 89° 40' 00" W	100.00
5	N 89° 40' 00" W	100.00
6	S 89° 40' 00" W	100.00
7	N 89° 40' 00" W	100.00
8	S 89° 40' 00" W	100.00
9	N 89° 40' 00" W	100.00
10	S 89° 40' 00" W	100.00
11	N 89° 40' 00" W	100.00

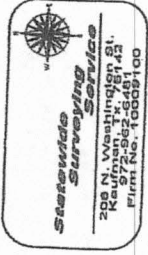
James Hamilton
Sur. A - 405
Wm. Wm. Sur.
A - 594
James Hamilton
Sur. A - 405
Wm. Wm. Sur.
A - 594

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STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain lot, tract or parcel of land, part of the James Hamilton Survey, Abstract No. 405, Van Zandt County, Texas, all of that certain called 112.741 acre tract recorded in Document No. 2017-009983 of the Deed Records of Van Zandt County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod set at the Northwest corner of the above mentioned 112.741 acre tract in the Southeast line of the Spill Powers 2 1/2 acre tract, recorded in Vol. 401 page 486 of the Deed Records of Van Zandt County, Texas and being in the Northwest line of the above mentioned James Hamilton Survey, Abstract No. 405 and being in the South Right of Way line of U. S. Highway No. 80.

THENCE S 82 deg. 52 min. 09 sec. E, with the South Right of Way line of U. S. Highway No. 80, a distance of 166.64 ft. to a 3/8" iron rod set for corner.

THENCE S 74 deg. 34 min. 09 sec. E, continuing with said Right of Way line, a distance of 136.55 ft. to a 1/8" iron rod set at the P.C. of a curve to the left, the radius point of which bears N 7 deg. 07 min. 51 sec. E-11528.33 ft.

THENCE, continuing with said Right of Way line and with said curve to the left, the angle of which is 2 deg. 48 min. 00 sec., the radius is 11528.33 ft. and the tangent is 281.77 ft., a distance of 863.43 ft. to a 3/8" iron rod set for corner.

THENCE S 85 deg. 40 min. 09 sec. E, continuing with the South Right of Way line of U. S. Highway No. 80, a distance of 237.86 ft. to a 1/2" iron rod found at the intersection of same with the Northwest line of County Road No. 3423 and being at the Northwest corner of Wills Estates Addition, recorded in Guide 1168 of the Plat Records of Van Zandt County, Texas.

THENCE S 45 deg. 32 min. 26 sec. W, with the Northwest line of County Road No. 3423 and continuing with same, a total distance of 663.66 ft. to a 60" nail found for corner.

THENCE S 45 deg. 23 min. 52 sec. W, continuing within County Road No. 3423, a distance of 828.45 ft. to a 3/8" iron rod set near the intersection of said County Road No. 3423 and County Road No. 3415.

THENCE N 45 deg. 06 min. 50 sec. W, with the centerline of County Road No. 3415, a distance of 237.36 ft. to a point at the North corner of Lot No. 1 of Southwest Ranch, recorded in Guide 306B of the Plat Records of Van Zandt County, Texas, from which a 3/8" iron rod set in the Southwest line of said road bears S 45 deg. 36 min. 35 sec. W-30.00 ft.

THENCE S 45 deg. 36 min. 35 sec. W, with the Northwest line of said Lot No. 1, passing the West corner of same, continuing a total distance of 1891.20 ft. to a 3/8" iron rod found at the West corner of Lot No. 7 and being in the Northeast line of Lot No. 8.

THENCE N 42 deg. 50 min. 39 sec. W, with the Northeast line of Lot No. 8, passing the North corner of same, continuing a total distance of 737.37 ft. to a 1 1/2" iron pipe found at the North corner of Lot No. 20.

THENCE S 43 deg. 56 min. 49 sec. W, with the Northwest line of said Lot No. 20, passing the West corner of same, continuing a total distance of 1124.88 ft. to a 3/8" iron rod found at the West corner of Lot No. 21, at the Southeast corner of the Ted J. Dean, Jr. and Jeff M. Dean 20.71 acre tract, recorded in Document No. 2008-001658 of the Deed Records of Van Zandt County, Texas and being in the Northeast Right of Way line of State Highway No. 84.

THENCE N 7 deg. 23 min. 33 sec. E, with the East line of said 20.71 acre tract, a distance of 1705.07 ft. to a point at the Northeast corner of same and being in the centerline of County Road No. 3415, from which a 3/8" iron rod set in the South line of said road bears S 7 deg. 23 min. 33 sec. W-30.07 ft.

THENCE N 78 deg. 38 min. 42 sec. W, with the centerline of County Road No. 3415, a distance of 227.89 ft. to a 1/2" iron rod found for corner.

THENCE N 78 deg. 19 min. 16 sec. W, continuing with the centerline of County Road No. 3415, a distance of 265.87 ft. to a point at the intersection of same with the Northwest line of the also mentioned James Hamilton Survey, Abstract No. 3415, from which a 3/8" iron rod set in the North line of said road bears N 48 deg. 22 min. 59 sec. E-56.48 ft.

THENCE N 48 deg. 22 min. 59 sec. E, with the Northwest line of said James Hamilton Survey, a distance of 1017.37 ft. to the point of beginning, containing 112.741 acres of land.

I, Greg Sjerven, 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 April, 2018.

GIVEN UNDER MY HAND AND SEAL this 8th day of May, 2018.



Greg Sjerven
GREG SJERVEN, R.L.S. NO. 5244

STATE OF TEXAS
COUNTY OF VAN ZANDT

The owner of the land shown on this plat and whose name is subscribed hereto and in person, or through a duly authorized agent, declares to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

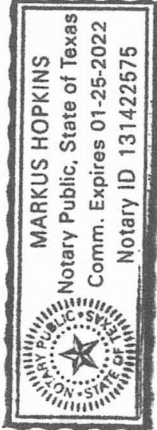
James Hamilton
OWNER OR AGENT

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 29 day of May, 2018.

Markus Hopkins
NOTARY PUBLIC, STATE OF TEXAS



"STATE OF TEXAS
COUNTY OF VAN ZANDT

I, Don Kirpatrick, 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 the 4 day of May, 2018, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN VAN ZANDT COUNTY, TEXAS, this the 4 day of May, 2018.

Don Kirpatrick
COUNTY JUDGE, VAN ZANDT COUNTY, TEXAS

ATTEST:
Amelia Dean
COUNTY CLERK,
VAN ZANDT COUNTY, TEXAS

State of Texas County of Van Zandt
Sworn to and subscribed before me this 4 day of May, 2018.
James Hamilton
Notary Public

FINAL PLAT
EWALT RANCH

PART OF THE
JAMES HAMILTON SURVEY, ABSTRACT NO. 405
VAN ZANDT COUNTY, TEXAS
(Date: May 8, 2018)

