

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 25th day of September 2009, ADAM T. KUYKENDALL and wife, STACEY M. KUYKENDALL (hereinafter "Mortgagor", whether one or more) executed a Deed of Trust conveying to ABBY M. CARTER as Trustee, the Real Estate hereinafter described, to secure \$73,500.00 in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1153, Page 561, of the Official Public Records of Howard County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I will sell all of the interest of Mortgagor encumbered by said Deed of Trust in said Real Estate as follows:

- (1) a public sale at auction;
- (2) on September 1, 2020, being the first Tuesday of the month;
- (3) the sale shall be conducted at the north door of the Howard County Courthouse building, Big Spring, Texas.
- (4) the sale shall be conducted between the following hours, local time: 10:00 a.m. - 1:00 p.m.; and
- (5) the real property shall be sold to the highest bidder for cash.

Said Real Estate is described as follows:

See EXHIBIT "A" attached hereto and made a part hereof for all purposes.

WITNESS MY HAND this 4th day of August 2020.

Shannon DeVore

SHANNON DEVORE, SUBSTITUTE TRUSTEE

Posted
~~FILED~~

2020 AUG -4 PM 2:58

COUNTY CLERK

BY DEPUTY *Trent Powell*

EXHIBIT "A"

THE WEST HALF (W/2) OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

A 1.0 ACRE TRACT OF LAND OUT OF THE SE/4 OF SECTION NO. 14, BLOCK 33, T-1-S, T & P RR. CO. SURVEY, HOWARD COUNTY, TEXAS.

AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" I.P. FROM WHICH THE SW CORNER OF SECTION 13, THE NW CORNER OF SECTION 24, THE NE CORNER OF SECTION 23, AND THE SE CORNER OF SECTION 14, BLOCK 33, TOWNSHIP 1-SOUTH, T&P RR. CO. SURVEY, HOWARD COUNTY, TEXAS, BEARS NORTH 75 DEGREES 23 MINUTES EAST 275.87 FEET AND SOUTH 14 DEGREES 37 MINUTES EAST 447.40 FEET; SAID 3/4" I.P. BEING THE SW CORNER OF TRACT NO. 4 AND THE SE CORNER OF THIS TRACT;

THENCE SOUTH 75 DEGREES 23 MINUTES WEST 245.87 FEET TO A 3/4" I.P. FOR THE SW CORNER OF THIS TRACT;

THENCE NORTH 14 DEGREES 37 MINUTES WEST 177.17 FEET TO A 3/4" I.P. FOR THE NW CORNER OF THIS TRACT;

THENCE NORTH 75 DEGREES 23 MINUTES EAST 245.87 FEET TO A 3/4" I.P. FOR THE NE CORNER OF THIS TRACT;

THENCE SOUTH 14 DEGREES 37 MINUTES EAST 177.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS;

AND FURTHER BEING DESCRIBED AS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM CECIL L. WASSON ET UX TO THE C.D. FOWLER, DATED OCTOBER 25, 1957, RECORDED IN VOLUME 243, PAGE 437, DEED RECORDS OF HOWARD COUNTY, TEXAS, EXCEPT A TRACT CONVEYED FROM C.D. FOWLER ET UX, RUBY FOWLER TO W.O. MAXWELL, JR. BY DEED DATED FEBRUARY 13, 1962 AND RECORDED IN VOLUME 305, PAGE 147, DEED RECORDS OF HOWARD COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT CONVEYED BY M.M. REAMY AND WIFE, REBA REAMY TO STANLEY CHRIS BOGARD AND WIFE, DEBRA DIANNA BOGARD IN DEED DATED OCTOBER 22, 1984 AND RECORDED IN VOLUME 556, PAGE 308 OF THE DEED RECORDS OF HOWARD COUNTY, TEXAS.

BEING THE SURFACE ESTATE ONLY OF A 0.34 ACRE TRACT OF LAND OUT OF A 0.5 ACRE TRACT IN THE SE/4 OF SECTION 14, BLOCK 33, T-1-S, T & P RR, CO. SURVEY, HOWARD COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" I.P. IN THE NORTH RIGHT OF WAY LINE OF DOGWOOD STREET FOR THE SE CORNER OF THIS TRACT; FROM WHENCE THE SE CORNER OF SAID SECTION 14 BEARS NORTH 75 DEGREES 23 MINUTES EAST 398.81 FEET AND SOUTH 34 DEGREES 37 MINUTES EAST 477.4 FEET;

EXHIBIT "A" CONT'D

THENCE SOUTH 75 DEGREES 23 MINUTES WEST WITH THE NORTH RIGHT OF WAY LINE OF SAID DOGWOOD STREET 122.03 FEET OF A 1" I.P. IN THE EAST RIGHT OF WAY LINE OF ASH STREET FOR THE SW CORNER OF THIS TRACT;

THENCE NORTH 14 DEGREES 37 MINUTES WEST WITH THE EAST RIGHT OF WAY LINE OF SAID ASH STREET 110.0 FEET TO A 1' I.R. FOR THE MOST SOUTHERLY NW CORNER OF THIS TRACT;

THENCE NORTH 75 DEGREES 23 MINUTES EAST 37.6 FEET TO A 2" GIP FENCE POST FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 14 DEGREES 37 MINUTES WEST 17.0 FEET TO A 2" GIP FENCE POST FOR THE MOST NORTHERLY NW CORNER OF THIS TRACT;

THENCE NORTH 76 DEGREES 03 MINUTES 17 SECONDS EAST 85.33 FEET TO A 1/2" I.P. FOR THE NE CORNER OF THIS TRACT;

THENCE SOUTH 14 DEGREES 37 MINUTES EAST 126.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 14,930 SQUARE FEET OR 0.34 ACRE OF LAND, MORE OR LESS.

AND

A 1.0 ACRE TRACT OF LAND OUT OF THE SE 1/4 OF SECTION NO. 14, IN BLOCK NO. 33, TOWNSHIP-1-S, T&P RY. CO. SURVEY, HOWARD COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 3/4" I.P. FROM WHICH THE SW CORNER OF SECTION NO. 13, THE NW CORNER OF SECTION NO. 24, THE NE CORNER OF SECTION NO. 23, AND SE CORNER OF SECTION NO. 14, BLOCK NO. 33, TOWNSHIP 1-SOUTH, T&P RY. CO. SURVEY, HOWARD COUNTY, TEXAS, BEARS NORTH 75 DEGREES 23 MINUTES EAST 275.87 FEET AND SOUTH 14 DEGREES 37 MINUTES EAST 654.57 FEET; SAID 3/4" I.P. BEING THE SW CORNER OF TRACT NO. 3, THE NW CORNER OF TRACT NO. 4, THE NE CORNER OF TRACT NO. 5, AND THE SE CORNER OF THIS TRACT;

THENCE SOUTH 75 DEGREES 23 MINUTES WEST 245.87 FEET TO A 3/4" I.P. IN THE EAST LINE OF A NORTH AND SOUTH 60.0 FEET ROAD FOR THE SW CORNER OF THIS TRACT;

THENCE NORTH 14 DEGREES 37 MINUTES WEST ALONG THE EAST LINE OF SAID NORTH AND SOUTH ROAD 177.17 FEET TO A 3/4" I.P. FOR THE SW CORNER OF TRACT NO. 7, AND FOR THE NW CORNER OF THIS TRACT;

THENCE NORTH 75 DEGREES 23 MINUTES EAST 245.87 FEET TO A 3/4" I.P. FOR THE SE CORNER OF TRACT NO. 7, THE SW CORNER OF TRACT NO. 2, THE NW CORNER OF TRACT NO. 3 AND THE NE CORNER OF THIS TRACT;

THENCE SOUTH 14 DEGREES 37 MINUTES EAST 177.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS.