

POSTED
AT 9:37 O'CLOCK A M

MAR 11 2020

CLERK COUNTY COURT, DONLEY COUNTY, TEXAS

BY *Leliana Carson Deputy*

NOTICE OF TRUSTEE'S SALE

* * * * *

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATE: March 4, 2020

SECURITY Deed of Trust

INSTRUMENT:

Date: October 1, 2019
Grantor: Craig Kennedy, a single man
Lender: Roddy Lee Klinnert
Trustee: Frederick J. Griffin
Recorded in: Book 116, Page 95 of the Official Public Records of Donley County, Texas

PROPERTY:

All that certain lot, tract or parcel of land out of Lots Nos. 7 and 8, and the West one-half (W/2) of Lot No. 9, Block C, Bullard's Addition to the Town of Lelia Lake, Donley County, Texas, more fully described by metes and bounds as follows:

BEGINNING at a point 75 feet East of the Northwest corner of Lot No. 9, in the North boundary line of said Block C, Bullard's Addition to the Town of Lelia Lake, Donley County, Texas, according to the recorded map or plat of said Addition and Town on file in the County Clerk's Office of Donley County, Texas;

THENCE South parallel to the West boundary line of said Lots Nos. 7, 8, and 9, of Block C, Bullard's Addition, 150 feet to a point in the South boundary line of said Block C, for the Southwest corner of this tract;

THENCE East along the South boundary line of said Lot 7, Block C, Bullard's Addition, to the Southeast corner of said Lot 7, for the Southeast corner of this tract;

THENCE along the East boundary line of said Block C, 128-1/2 feet to a point for corner;

THENCE Westerly to a point in the North boundary line of said Lot 8, Block C, which point is the Northwest corner of the East one-half (E/2) of said Lot 8, for corner;

THENCE North along the West boundary line of the East one-half (E/2) of said Lot 9, to a point in the North boundary line of said Block C for corner;

THENCE West along the North boundary line of said Block C to the place of BEGINNING;

SAVE AND EXCEPT all the East 50 feet (E 50') of the West one-half (W/2) of Lot No. 9, Block C, Bullard's Addition to the Town of Lelia Lake, Donley County, Texas, according to the recorded map or plat of said Addition and Town on file in the County Clerk's Office of Donley County, Texas; and

SAVE AND EXCEPT a triangular tract out of Lot No. 9, Block C, Bullard's Addition to the Town of Lelia Lake, Donley County, Texas, described as follows:

BEGINNING at the Northeast corner of Lot No. 8, extending 16-1/2 feet (16-1/2') along the East boundary line of Lot No. 9;

THENCE in a Southwesterly direction to the Northwest corner of the East one-half of Lot No. 8;

THENCE East to the place of BEGINNING [commonly known as 4195 FM 1754., Lelia Lake, TX 79240].

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

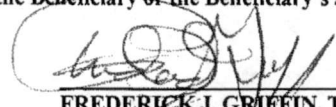
DATE OF SALE: April 7, 2020

EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: **On the East steps of the Courthouse in Donley County, Texas, located at 220 W. 4th Street, Clarendon, Donley County, Texas, as designated by the Donley County Commissioners Court pursuant to Order duly recorded in the Deed Record of Donley County, Texas**

Because of default in performance of the obligations of the Security Instrument, Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary or the Beneficiary's attorney.



FREDERICK J. GRIFFIN, Trustee
4801 Lexington Square
Amarillo, TX 79119-6572
806.374.3765