

# NOTICE OF TRUSTEE'S SALE

**DATE:** September 10, 2024

FILED FOR RECORD  
IN MY OFFICE  
AT 10:05 O'CLOCK 01 M

## DEED OF TRUST

**Date:** November 28, 2022

**Grantor:** Walter Isaiah Hill  
906 Oaklawn St  
San Augustine, TX 75972

**Beneficiary:** Shauna 22 Land Company, LLC  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Document No. 247225 of the Official Public Records of Panola County, Texas.

**Property:** *Tract Seven (7) of Shauna 22 Land Company, LLC, 26.795 acres of land situated in the A. BARR SURVEY, A-46, Panola County, Texas, more fully described by survey field notes attached hereto as Exhibit "A".*

### Note

**Date:** November 28, 2022

**Amount:** \$170,000.00

**Debtor:** Walter Isaiah Hill

**Holder:** Dennis Ellison

**DATE OF SALE OF PROPERTY:** November 5, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 11:00 AM

**LOCATION OF SALE:** Carthage, Texas, at the Panola County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
DEBORAH L. LEMONS

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY [Signature] DEPUTY

OCT 11 2024

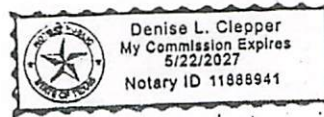
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on September 10, 2024 by Deborah L. Lemons.

  
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NOTARY PUBLIC, STATE OF TEXAS





**DDM-Surveying, Inc.**

July 7, 2022

Shauna 22 Land Company

**Tract Seven**

**26.795 Acres**

Being a 26.795 acre parcel of land located on Panola County Road No. 435 (CR 435) about 14 miles South 32' East from the City of Carthage, Texas, and being situated in the A. Barr Survey, Abstract No. 46, Panola County, Texas, and being out of and part of a called 149.689 acres as described in the deed from Shauna 22 Land Co., L.L.C. to Rusty Hitt, executed May 9, 2022 and recorded under document number 242225, of the Official Public Records of Panola County, Texas (OPRPC), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at an angle corner in the East line of said 149.689 acres, the Southwest corner of a called 6.0 acres described in Volume 1060, Page 30, OPRPC, and being in the West line of a called 97 acres described in Volume 1578, Page 746, OPRPC:

THENCE with the East line of said 149.689 acres, and the West line of said 97 acres as follows:

South 26° 49' 20" East a distance of 488.14 feet, and

South 23° 42' 24" East a distance of 421.13 feet to a ½" iron rod found marking the Southeast corner of said 149.689 acres, being in the North line of a called 424 acres described in Volume 1043, Page 197, OPRPC:

THENCE South 63° 22' 33" West with the South line of said 149.689 acres, and the North line of said 424 acres a distance of 1094.12 feet to a ½" iron rod set in same to mark the Southeast corner of a 26.828 acres (Tract Six) surveyed this date:

THENCE North 38° 43' 13" West across said 149.689 acres, with the East line of said Tract Six a distance of 906.92 feet to a ½" iron rod set in same to mark the Southwest corner of a 10.221 acres (Tract Eight) surveyed this date:

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Eight a distance of 353.11 feet to a ½" iron rod set to mark the Southwest corner of a 10.300 acres (Tract Nine) surveyed this date:

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Nine a distance of 328.39 feet to a ½" iron rod set to mark the Southeast corner of said Tract Nine:

THENCE North 38° 43' 13" West continuing across said 149.689 acres, with the East line of said Tract Nine, crossing said CR 435, a distance of 1375.09 feet to a ¾" iron rod set in the North line of said 149.689 acres, to mark the Northeast corner of said Tract Nine, and being in the South line of a called 54.6 acres described in Volume 726, Page 416, of the Deed Records of Panola County, Texas (DRPC), from whence a steel spike set in the centerline of said CR 435 bears South 38° 43' 13" East a distance of 70.92 feet:

THENCE North 61° 24' 24" East with the North line of said 149.689 acres, and the South line of said 54.6 acres a distance of 30.47 feet to a ½" iron rod set in same to mark the Northwest corner of a 10.185 acres (Tract Ten) surveyed this date, from whence a steel spike set in the centerline of said CR 435 bears South 38° 43' 13" East a distance of 70.60 feet:

THENCE South 38° 43' 13" East across said 149.689 acres, with the West line of said Tract Ten a distance of 1374.08 feet to a ½" iron rod set to mark the Southwest corner of said Tract Ten:

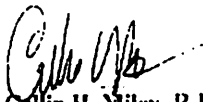
THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Ten a distance of 286.11 feet to a ¾" iron rod set to mark the Southwest corner of an 11.311 acres (Tract Eleven) surveyed this date:

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Eleven a distance of 308.96 feet to a 1/2" iron rod set in the East line of said 149.689 acres, to mark the Southeast corner of said Tract Eleven, being in the West line of said 6.0 acres:

THENCE South 26° 37' 05" East with the East line of said 149.689 acres, and the West line of said 6.0 acres a distance of 65.95 feet to the BEGINNING and CONTAINING 26.795 acres

*All bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone*

*I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision in July, 2022*



Collin H. Miley, R.P.L.S.#6841

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