

# 60

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: May 29, 2024

**Deed of Trust**

Date: January 26, 2023  
Grantor: Benjamin John Hopkins  
Grantors' County: Hill County, Texas  
Beneficiary: First National Bank of Central Texas  
Trustee: Stephen C. Gohring  
Substitute Trustee: Michael W. McDonald  
Substitute Trustee's Address: P. O. Box 257, Hillsboro, TX 76645  
Recording Information: Volume 2240, Page 692, Hill County Official Public Records

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2024 MAY 30 PM 2:11

**Property:**

All that certain lot, tract or parcel of land being part of Lot 9 and 10, Warren Addition, City of Hillsboro, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

**Note**

Date: January 26, 2023  
Amount: \$15,861.41  
Debtor: Benjamin John Hopkins  
Holder: First National Bank of Central Texas

Date of Sale of Property (first Tuesday of month): July 2, 2024

Earliest Time of Day at which Sale will Occur: 11:30 a.m.

Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on 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.

**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.**



Michael W. McDonald, Substitute Trustee

**Exhibit "A"**

**Page 1 of 1**

All that certain tract or parcel of land situated in the city of Hillsboro, Hill County, Texas, and being parts of Lots 9 and 10 of the Warren Addition to said City of Hillsboro, Texas, and described as follows:

**BEGTNNING** at a point 100 feet S 60 W from the S E corner of said Lot 9 in the North line of Craig Street;

**THENCE** North 30 W 250 feet to a stake in the South line of an alley now known as Smith Street;

**THENCE** S 60 W 50 feet to a stake the Northeast corner of a strip of land conveyed by W. D. Smith and wife to W. A. Tidwell by deed recorded in Vol 147 Page 489 Deed Records of Hill County, Texas;

**THENCE** in a southerly direction with the said Tidwell East line 50 feet to a point on the East line of a lot conveyed by Charley Smith and wife to W. A. Tidwell by deed recorded in Vol 150 Page 569 Deed Records of Hill County, Texas;

**THENCE** in a southerly direction with said Tidwell's East line to a point where a cement curb intersects said Tidwell's East line;

**THENCE** in a southerly direction with said cement curb line to a point in the north line of Craig Street;

**THENCE** N 60 E 74 feet, more or less to the place of beginning, and being the same property as described in a Warranty Deed from Mrs. Iva Jane Robertson, a widow, to Mrs. Beulah Hamilton, a widow, dated July 17, 1948, recorded in Vol 349 Page 595 of the Deed Records of Hill County, Texas.