

#103

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: December 23, 2024

**Deed of Trust**

Date: October 13, 2022

Grantor: Misty Reitz

Grantor's County: Hill County, Texas

Beneficiary: The 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

Recording Information: Volume 2223, Page 698, Hill County Official Public Records

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2024 DEC 23 AM 10:54

**Property:**

All that certain lot, tract or parcel of land being 20 acres, James D. Estes Survey, A-254, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

**Note**

Date: October 13, 2023

Amount: \$336,710.30

Debtor: Misty Reitz

Holder: The First National Bank of Central Texas

Date of Sale of Property (first Tuesday of month): February 4, 2025

Earliest Time of Day at which Sale will Occur: 10:00 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 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

Address: 184 HCR 1439, COVINGTON, Texas 76636

Legal Description: All that certain lot, tract or parcel of land situated in the James D. Estes Survey, Abstract No. 254, Hill County, Texas, being part of a 60 acre tract conveyed to B. Jones by deed recorded in Volume 1078, Page 400, Deed Records, Hill County, Texas, and a 15.0 acre tract conveyed to A. Swindle by deed recorded in Volume 1673, Page 723, Deed Records, Hill County, Texas being more particularly described as follows:

Beginning at a 1/2" iron rod for corner in Hill County Road No. 1439, being the northeast corner of a 47.0 acre tract conveyed to W. Ward by deed recorded in Volume 1863, Page 212, Deed Records, Hill County, Texas, and the northwest corner

of said 60 acre tract and 15.0 acre tract;

Thence North 59 degrees 28' 22" East with said Hill County Road No. 1439 and the northwesterly line of said 60 acre tract and 15.0 acre tract a distance of 732.31 feet to a 1/2" iron rod found for corner in said Hill County Road No. 1439 and the northwesterly line of said 60 acre tract, being the northeast corner of said 15.0 acre tract;

Thence North 59 degrees 59' 53" East with said Hill County Road No. 1439 and the northwesterly line of said 60 acre tract a distance of 522.64 feet to a point for corner in said Hill County Road No. 1439, being the northwest corner of a 20.0 acre tract conveyed to K. Higgins by deed recorded in Volume 1465, Page 552, Deed Records, Hill County, Texas;

Thence South 29 degrees 18' 29" East with a westerly line of said 20.0 acre tract passing a fence post at 15.0 feet continuing generally along a fence in all a distance of 496.18 feet to a fence post found for corner, being an inside ell corner of said 20 acre tract;

Thence South 61 degrees 11' 20" West with a northerly line of said 20.0 acre tract generally along a fence a distance of 278.60 feet to a fence post found for corner, being an outside ell corner of said 20 acre tract;

Thence South 31 degrees 23' 00" East with a westerly line of said 20.0 acre tract generally along a fence a distance of 278.60 feet to a 1/2" iron rod set for corner in said westerly line of said 20.0 acre tract, being the southwest corner of this tract;

Thence South 61 degrees 10' 46" West a distance of 970.20 feet to a 1/2" iron rod set for corner in the common line of said 47.0 acre tract and said 60 acre tract, being the southwest corner of this tract;

Thence North 30 degrees 33' 00" West with the common line between said 47.0 acre tract and said 60 acre tract a distance of 742.19 feet to the POINT OF BEGINNING and containing 20.0 acres of land, more or less