

#107

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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 JUL 13 PM 4:17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 13, 2026

Deed of Trust

Date: March 28, 2025

Grantor: Benjamin Montes

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 76645

Recording Information: Volume 2367, Page 473, Hill County Official Public Records

Property:

All that certain lot, tract or parcel of land being 11.359 acres, Sterling R. Barnes Survey, A-74, City of Itasca, Hill County, Texas more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: March 28, 2025

Amount: \$198,608

Debtor: Benjamin Montes

Holder: The First National Bank of Central Texas

Date of Sale of Property (first Tuesday of month): August 4, 2026

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 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

BEING a 11.369 acre tract of land situated in the STERLING R. BARNES SURVEY, ABSTRACT NO. 74, in the City of Harpe, Hill County, Texas and being that certain tract of land described in a deed to Terry W. Oneal and Carol S. Oneal, recorded in Volume 701, Page 464, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TERMINAL" found for the common corner of said Oneal tract, and a tract of land described in a deed to James A. Sparks and Jille L. Sparks, recorded in Volume 2088, Page 368, Deed Records, Hill County, Texas, said point being in the northerly right-of-way line of F. M. 834;

THENCE S 88°58'26" W, along the southerly line of said Oneal tract, and along the northerly right-of-way line of said F. M. 834, a distance of 184.97 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Oneal tract, and a tract of land described in a deed to Atmos Energy / Mid-Tex Division, recorded in Volume 348, Page 228, Deed Records, Hill County, Texas;

THENCE N 30°18'40" W, along the common line of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract, a distance of 89.97 feet to a 1/2 inch iron rod with cap stamped "TERMINAL" found for the common corner of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract;

THENCE S 60°02'47" W, along the common line of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract, a distance of 89.04 feet to a 1/2 inch iron rod with cap stamped "TERMINAL" found for the common corner of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract;

THENCE S 30°18'15" E, along the common line of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract, a distance of 89.93 feet to a 1/2 inch iron rod with cap stamped "TERMINAL" found for the common corner of said Oneal tract, and said Atmos Energy / Mid-Tex Division tract, said point being in the northerly right-of-way line of said F. M. 834;

THENCE S 60°34'15" W, along the southerly line of said Oneal tract, and along the northerly right-of-way line of said F. M. 834, a distance of 238.74 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Oneal tract, and a tract of land described in a deed to Humberto Rodriguez and Jannette Rodriguez, recorded in Volume 2043, Page 137, Deed Records, Hill County, Texas;

THENCE N 30°13'48" W, along the common line of said Oneal tract, and said Rodriguez tract, a distance of 1122.39 feet to a 2 inch iron pipe found for the common corner of said Oneal tract, and a tract of land described in a deed to Derrell J. Chason, Volume 2084, Page 211, Deed Records, Hill County, Texas;

THENCE N 88°58'44" E, along the common line of said Oneal tract, and said Chason tract, a distance of 445.88 feet to a 1/2 inch iron rod with cap stamped "TERMINAL" found for corner;

THENCE S 20°07'02" E, crossing said Oneal tract, passing the northwest corner of said Sparks tract, and continuing a total distance of 1122.14 feet to the POINT OF BEGINNING, and containing 494,806 square feet or 11.369 acres of land, more or less.