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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Notice Pursuant To Texas Property Code Sec. 51.002(i): 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.

STATE OF TEXAS §
 §
COUNTY OF HILL §

WHEREAS, by that certain Deed of Trust dated November 7, 2012, recorded at Document No. 00054849, Volume 1732, Page 439, Official Public Records of Hill County, Texas (hereinafter referred to as the "Deed of Trust"), William H. Chiles and Lisa D. Chiles (hereinafter referred to as "Borrowers") conveyed to David Zalman, Trustee, the real property therein described located in Hill County, Texas, together with all improvements thereon and all other property described in and conveyed by the Deed of Trust (collectively, the "Property") to secure the payment of that one certain Adjustable Rate Note dated November 7, 2012, in the original principal amount of \$125,000.00, executed by William H. Chiles and Lisa D. Chiles, Borrower, and payable to Prosperity Bank (hereinafter referred to as the "Note"); and

WHEREAS, Prosperity Bank is holder and owner of said Note and liens evidenced by the Deed of Trust, and entitled to receive all amounts due thereunder; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of said Original Trustee and any other Substitute Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness evidenced by the Note and the same is now wholly due, and the owner and holder of said Indebtedness has requested the undersigned to sell said property to satisfy said Indebtedness; and

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 2nd day of August, 2016, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder at public auction the Property ("Property") described below, at the East Door of the Hill County Courthouse, Hillsboro, Hill County, Texas, or at such other place as has been designated by the Commissioners' Court of Hill County, Texas for the conducting of foreclosure sales, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. The Substitute Trustee's sale will be begin no earlier than 10:00 a.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash

The property to be sold, including any improvements, located in Hill County, State of Texas, (hereinafter collectively referred to as the "Property") is described as follows, to wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING ALL OF LOT SEVENTEEN (17) AND PART OF LOT EIGHTEEN (18), HOLLEY HILLS SUBDIVISION, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 518, PAGE 611, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of 103 POWELL DRIVE, HUBBARD, Texas 76648:

together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property, and all other property described in and conveyed by the Deed of Trust, to secure the payment of the Indebtedness evidenced by the Note.

Signed this 27th day of June, 2016.



H. CLINTON MILNER, Substitute Trustee
111 Garvin Way
Midlothian, Texas 76065
TEL. (214) 342-0700

Exhibit A

Field notes for the survey of that certain lot, tract, or parcel of land lying and situated in Hill County, Texas; and being all of Lot 17, Lot 18, Lot 24, the south one half of Lot 23, and the North 88 feet of Lot 25 of the Holley Hills Addition to the City of Hubbard, according to plat recorded in Volume 518, Page 698 of the Deed Records of Hill County. Said land is all those certain tracts described in a deed from First State Bank, Mount Calm, Texas to Jefferson P. Fringle as recorded in Volume 714, Page 393 and in a deed from Marvin R. Mattheys to Jefferson Parker Fringle as recorded in Volume 739, Page 148 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the west line of Powell Drive for the northeast corner of said Lot 18 and for the northeast corner of this;

THENCE with the west line of Powell Drive, $S28^{\circ}41'00''E$ 243.11 feet to a 3/8" iron rod found for the southeast corner of said Lot 17 and for the southeast corner of this;

THENCE $S61^{\circ}21'20''W$ 239.38 feet to a 3/8" iron rod found for the southwest corner of said Lot 17 and $S61^{\circ}53'48''W$ 245.16 feet to a 1/2" iron rod found at a fence corner in the east line of Primrose Lane (not opened) for the southwest corner of this, said rod being in the west line of said Lot 25;

THENCE with the east line of Primrose Lane and generally along a fence, $N30^{\circ}14'47''W$ 259.97 feet to a 5/8" iron rod found at a fence corner in the west line of said Lot 23 for the northwest corner of this;

THENCE generally along a fence, $N61^{\circ}56'47''E$ 253.59 feet to a 1/2" iron rod found in the east line of said Lot 23 for an outside all corner of this;

THENCE $S28^{\circ}23'08''E$ 20.00 feet to a 1/2" iron rod set for the northwest corner of said Lot 18 and for an inside all corner of this;

THENCE $N61^{\circ}15'37''E$ 237.93 feet to the place of beginning, containing 2.801 acres of land.

Save and Except:

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 24, and a part of Lots 18, 23, and 25 of the Holley Hills Addition to the City of Hubbard in Hill County, Texas, according to plat recorded in Volume 518, Page 698 of the Deed Records of Hill County. Said land is a part of that certain 2.801 acre tract described in a deed from Larry D. Armstrong and Jemie J. Armstrong to Wayne Bryant and Patsy Bryant recorded in Volume 1488, Page 822 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the west line of Powell Drive for the northeast corner of said Lot 18 and for the northeast corner of this;

THENCE with the west line of Powell Drive, with the east line of said Lot 18, and with the east line of said 2.801 acre tract, $S28^{\circ}44'29''E$ 33.62 feet to a 1/2" iron rod set for the most easterly southeast corner of this;

THENCE $S61^{\circ}40'26''W$ 239.33 feet to a 1/2" iron rod set in the west line of said Lot 18 and in the east line of said Lot 23 for an inside all corner of this;

THENCE $S25^{\circ}11'41''E$ 8.32 feet to a 3/8" iron rod found for the southeast corner of said Lot 23 and $S28^{\circ}43'39''E$ 199.92 feet to a 3/8" iron rod found in the east line of said Lot 25, in the south line of said 2.801 acre tract, and in the north line of that certain tract described in a deed to Wayne Dunlap recorded in Volume 654, Page 17 of the Deed Records of Hill County for the most southerly southeast corner of this;

THENCE $S61^{\circ}55'48''W$ 245.16 feet to a 1/2" iron rod found at a fence corner in the west line of said Lot 25 and in the east line of Primrose Lane (not open) for the northeast corner of said Dunlap tract, for the southwest corner of said 2.801 acre tract, and for the southwest corner of this;

THENCE with the east line of Primrose Lane and generally along a fence, $N30^{\circ}14'47''W$ 259.97 feet to a 5/8" iron rod found at a fence corner in the west line of said Lot 23 for the southwest corner of that certain tract described in a deed to Richard E. Evers, Jr. recorded in Volume 782, Page 802 of the Official Public Records of Hill County, for the northwest corner of said 2.801 acre tract, and for the northwest corner of this;

THENCE generally along a fence, $N61^{\circ}56'47''E$ 253.59 feet to a 1/2" iron rod found in the east line of said Lot 23 for the southeast corner of said Evers tract, for an outside all corner of said 2.801 acre tract, and for an outside all corner of this;

THENCE $S23^{\circ}21'02''E$ 20.11 feet to a 3/8" iron rod found for the northwest corner of said Lot 18, for an inside all corner of said 2.801 acre tract, and for an inside all corner of this;

THENCE $N61^{\circ}10'10''E$ 239.59 feet to the place of beginning, containing 1.661 acres of land.

WV