

Hill County
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2019 OCT 15 PM 3:43

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, November 5, 2019 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: Hill County Courthouse steps outside the east door of the Hill County Courthouse, Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the east door in the event of inclement weather), to the highest bidder for cash. The east side of the Hill County Courthouse faces Waco Street.

DEED OF TRUST LIEN:

Name of Document: Deed of Trust (the "Deed of Trust")

Date: January 20, 2018

Grantor: Thomas Carl Bradley and Kenneth Bradley, Jr.

Beneficiary: Gary Steven Cordell

Trustee: Gregg Hill

Address of Trustee: 211 E. Franklin
P. O. Box 1096
Hillsboro, Texas 76645

Recording Information: Volume 1937, Page 807, Official Public Records, Hill County, Texas

Property: All that certain lot, tract or parcel of land lying and situated in the **John Holt Survey, A-391**, Hill County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes.

INDEBTEDNESS SECURED:

Name of Document: Real Estate Lien Note (the "Note").

Date: January 20, 2018

Face Amount: \$100,000.00

Maker: Thomas Carl Bradley and Kenneth Bradley, Jr.

Payee: Gary Steven Cordell

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The Payee of the Note and the Beneficiary of the Deed of Trust has requested that the undersigned, as Trustee under the Deed of Trust, sell the Property with the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust. Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property by public sale to the highest bidder for cash in accordance with the terms of the Deed of Trust.

ACTIVE MILITARY SERVICE NOTICE

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.

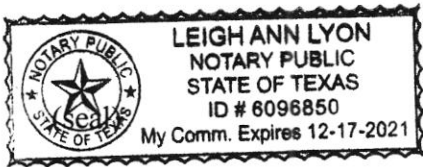
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on October 15, 2019.

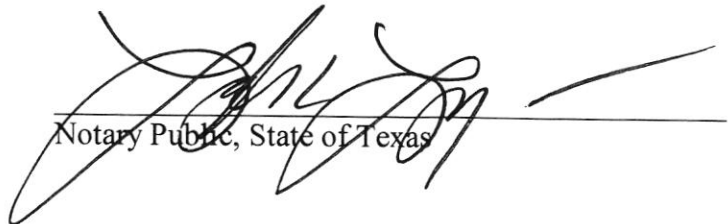


Gregg Hill,
Trustee

STATE OF TEXAS §
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COUNTY OF HILL §

This instrument was acknowledged before me on October 15, 2019, by **Gregg Hill**, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public, State of Texas

EXHIBIT A

Property

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being out of the John Holt Survey, A-391, and being a portion of a 2.6 acre tract conveyed by the heirs of A. B. Gee to T. I. Bennett and recorded among the Hill County Deed Records, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a concrete right-of-way marker on the North line of F. M. Highway No. 934 from which the Southwest corner of the John Holt Survey bears South 30 degrees 19 minutes East 40 feet and South 59 degrees 41 minutes West, 170 feet;
- THENCE** North 74 degrees 10 minutes West 142.2 feet to a concrete right of way marker on the East line of State Highway No. 171;
- THENCE** North 28 degrees 51 minutes West, with said East line of Highway No. 171, 45.8 feet to a concrete right of way marker;
- THENCE** North 29 degrees 51 minutes West, with the East line of Highway 171 and 70 feet from and parallel with the center of said Highway and West line of the said Holt Survey, 238.0 feet to an iron pipe in line with an old fence;
- THENCE** North 62 degrees 36 minutes East with said old fence, 142.0 feet to an iron pipe by an old 8 inch fence corner post;
- THENCE** South 32 degrees 40 minutes East, with fence, 107.8 feet to an iron pipe at an angle point in said fence;
- THENCE** South 19 degrees 43 minutes East with fence, 276.4 feet to the place of beginning and containing 1.02 acres of land, as surveyed on the ground by C. O. Burkett, Registered Public Surveyor No. 419, on the 25th day of February, 1977; and being the same property described in Special Warranty Deed dated December 18, 1992, from Gina Lois Cordell to Gary Steven Cordell, recorded in Volume 773, Page 438, Deed Records, Hill County, Texas.