

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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.

10:21

THE STATE OF TEXAS)
COUNTY OF HILL)

Notice is hereby given that whereas, on November 25, 2003, the Housing Authority of the City of Hillsboro, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 1255, Page 742, Official Public Records, Hill County, Texas, re-recorded to correct an error in Volume 1262, Page 252, Official Public Records, Hill County, Texas and re-recorded again to correct an error in Volume 1283, Page 392, Official Public Records, Hill County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture,

pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on January 12, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the east door of the Hill County Courthouse in Hillsboro, Hill County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of March, being the ~~7th day of March 2017~~, the following land located in said county and more particularly described as follows:

TRACT I:

All that certain 3.42 acres of land being all of Lots 8 through 16 and Lots 19 through 22 of Hancock's Subdivision in Prospect Heights Addition to the City of Hillsboro, Hill County, Texas, as per plat recorded in Volume 143, Page 131 of the Hill County, Texas Deed Record, and also being a part of Cliff and Valley Streets in the said addition.

BEGINNING at a concrete monument in the north line of Jefferson Street at its intersection with Ivy Street at the southwest corner of the said Subdivision and at the southwest corner of the said Lot 19;

THENCE due North 240 feet with the east line of the said Ivy St., the west line of the said subdivision and the west lines of Lots 19, 20, 21 and 22 to a concrete monument at the northwest corner of the said Lot 22;

THENCE N. 89° 59' E. 150 ft. with the north line of the said Lot 22 to a concrete monument at its northeast corner and in the west line of Cliff Street;

THENCE due North 437.73 ft. with the west line of the said Cliff Street and as extended to a concrete monument in the north line of Valley Street and the south line of State Highway #22;

THENCE in an easterly direction with the north line of Valley Street and the south line of the said Highway and round a curve to the right, radius 5689.59 ft., long chord bears, N 76° 56' 33 E 195.04 ft., for a distance of 195.05 ft. to a concrete monument;

THENCE due South 601.74 ft. crossing Valley Street and continuing with the east lines of Lots 8 thru 16 to a concrete monument at the southeast corner of the said Lot 16;

THENCE S 89° 59' W with the south line of the said Lot 16 at 145 ft. passing its southwest corner and the east line of the said Cliff Street and continuing in all a distance of 167.5 ft. to a concrete monument in the center of the said street;

THENCE due South 120 ft. with the center of the said Cliff Street to a concrete monument in the north line of Jefferson Street;

THENCE S 89° 99' W with the north line of the said Jefferson Street at 22.5 ft. passing the southeast corner of the said Lot 19 and continuing with the south line of the said Lot 19 and the north line of the said Jefferson Street to the point of beginning.

TRACT II:

All that certain 2.7 acres of land out of the J. A. Hanley survey in Hill County, Texas and being all of that certain 0.425 acre tract of land conveyed to the Hillsboro State Bank by deed recorded in Volume 568, Page 231 of the Hill County, Texas Deed Records and also being a part of that certain tract of land described as First Tract by deed to the Hillsboro State Bank recorded in Volume 469, Page 320, of the said Deed Records.

BEGINNING at a concrete monument at the northwest corner of the said 0.425 acre tract;

THENCE N. 89° 55' E. 70 ft. with the north line of the said 0.425 acre tract to a concrete monument at its northeast corner;

THENCE S. 0° 10' E. 72.4 ft. with the east line of the said 0.425 acre tract to a concrete monument at the northwest corner of the said First Tract;

THENCE N. 86° 39' E. 372.4 ft. with the north line of the said First Tract to a concrete monument;

THENCE S. 1° 22' W. 282.32 ft. to a concrete monument;
THENCE N. 89° 24' W. 364.55 ft. to a concrete monument
in the West line of the said First Tract;
THENCE N. 0° 10' W. 39.72 ft. with the west line of the
said First Tract to a concrete monument at the southeast
corner of the said 0.425 acre tract;
THENCE S. 89° 50' W. 60 ft. with the south line of the
said 0.425 acre tract to a concrete monument at its
southwest corner;
THENCE N. 0° 10' W. 175 ft., S. 89° 57' W. 10 ft. and
N. 0° 10' W. 114.4 ft. with the west line of the said 0.425
acre tract to the point of beginning.

SAVE & EXCEPT the SURFACE ONLY of the following described
two parcels:

Parcel 1 - All that certain lot, tract or parcel of
land lying and situated in the county of Hill, State of
Texas, and being a portion of that certain 2.7 acre tract of
land out of the J.A. HANLEY SURVEY, in the City of
Hillsboro, Texas, described as Tract II in a deed of trust
from the Housing Authority of the City of Hillsboro, to the
Farmers Home Administration dated November 9, 1979 and
recorded in Volume 187, Page 383, Hill County Deed of Trust
Records,
and being a tract of land eleven (11) feet wide and one
hundred seventy-five (175) feet long lying along the East
line of Lot Four (4) of the Hillcrest Addition, and said
tract herein conveyed being
more particularly described by metes and bounds as follows:
BEGINNING at the most Westerly, Southwest corner of said 2.7
acre tract, said beginning point also being the Southeast
corner of Lot 4 of the Hillcrest Addition and the Southwest
corner of a 0.425 acre tract conveyed to the Hillsboro State
Bank by a deed recorded in Volume 568, Page 231, Hill County
Deed Records,
THENCE -- North 0° 10' West 175 feet along the East line of
Lot 4 of the Hillcrest Addition to a point for corner, being
the Northeast corner of said Lot 4;
THENCE -- North 89° 50' East 11 feet to a point for corner;
THENCE -- South 0° 10' East, parallel with and 11 feet from
the East line of said Lot 4 of the Hillcrest Addition, 175
feet to a point for corner in the South line of said 2.70
acre tract and the North line of a 20 foot alley;
THENCE -- South 89° 50' West 11 feet to the place of
beginning.

Parcel 2 - BEING a 0.0270 acre (1,179 square foot)
tract of land situated in the Caruthers Survey, Abstract No.
148, City of Hillsboro, Hill County, Texas, being a portion
of Lot 8 of Hancock Addition, an addition to the City of
Hillsboro, dated February 18, 1913 and recorded in Volume
143, Page 131 of the Deed Records of Hill County, Texas and

being a portion of that certain called 3.42 acre tract of land (Designated as "First Tract") as conveyed to Jack D. Denton, Trustee for The Hillsboro Housing Authority by deed dated December 8, 1978 and recorded in Volume 184, Page 26 of said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" in concrete set at the intersection of proposed South Right of Way line of State Highway Number 22 with the common West line of an alley and East lines of said Lot 8 and said called 3.42 acre tract, from which the common Southeast corners of Lot 16 of said Hancock Addition and said called 3.42 acre tract and Northeast corner Lot 17 of said Hancock Addition, in said West line of said alley, bears SOUTH $00^{\circ} 16' 26''$ WEST (called SOUTH), a distance of 593.86 feet, said beginning point being 50.00 feet right of State Highway 22

centerline station 38+20.26, said beginning point also being the beginning of a non-tangent curve to the left having a radius of 5,679.98 feet, a central angle of $01^{\circ} 29' 55''$, whose chord bears SOUTH $77^{\circ} 42' 25''$ West for a distance of 148.56 feet;

THENCE, SOUTHWESTERLY, departing said common line and along the proposed South Right of Way line of State Highway Number 22 and along the arc of said curve to the left, for an arc distance of 148.56 feet to a 5/8 inch iron rod with a red plastic cap stamped "ARS" set for corner in the common West line of said Lot 8 and existing East Right of Way line of Cliff Street, as occupied;

THENCE, NORTH $00^{\circ} 16' 26''$ EAST, departing the said proposed South Right of Way line of State Highway Number 22 and along said common line, a distance of 7.42 feet to a 5/8 inch iron rod with a red plastic cap stamped "ARS" set for the Northwest corner of said Lot 8, at the intersection of said existing East Right of Way line of Cliff Street and the existing South Right of Way line of State Highway Number 22 as conveyed to Hill County on September 20, 1935 and recorded in Volume 275, Page 171 of said Deed Records, and being the beginning of a non-tangent curve to the right having a radius of 5,689.58 feet, a central angle of $01^{\circ} 29' 57''$, whose chord bears NORTH $77^{\circ} 10' 38''$ EAST (called a line bearing NORTH $76^{\circ} 56' 33''$ EAST) for a distance of 148.87 feet;

THENCE, NORTHEASTERLY, departing said common line and along the common said Existing South Right of Way line of State Highway Number 22 and North lines of said Lot 8 and said called 3.42 acre tract and along the arc of said curve to the right, an arc distance of 148.88 feet to a 5/8 inch iron rod with a red plastic cap stamped "ARS" set for the Northeast corners of said Lot 8 and said called 3.42 acre tract, at the intersection of the said Existing South Right of Way line of State Highway Number 22 with the West line of said alley;

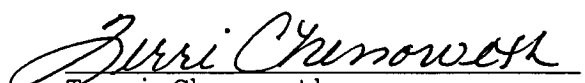
THENCE, SOUTH 00° 16' 26" WEST (called SOUTH), said common line and along the common said existing West Right of Way line of Cliff Street and East lines of said Lot 8 and said called 3.42 acre tract, a distance of 8.83 feet to the POINT OF BEGINNING, and containing 0.0270 acres or 1,179 square feet of land, more or less.

[Note: Basis of Bearings for Parcel 2 is a line between TxDOT Satellite Stations Z1100053 (N 123,051.188 E 2,115,422.292) and Z1100063 (N 124,904.060 E 2,127,660.722), North American Datum 1927, which is NORTH 81° 23' 27" EAST - Texas Coordinate System, Central Zone. To obtain surface coordinates multiply by the Combined Scale Factor of 1.000024.]

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. All visible or apparent easements over or across the property and any portion of the property falling within the boundaries of any road, roadway or alley, the existence of which does not appear of record.
3. The set back lines as reflected by the plats and surveys of the subject property prepared by Robert C. Wiese, Registered Public Surveyor, dated June 8, 1978.
4. Easement executed by the Housing Authority of the City of Hillsboro to Texas Power and Light Company and Southwestern Bell Telephone Company recorded in Volume 625, Page 30, Deed Records of Hill County, Texas.
5. The property is being sold "as is" and there are no warranties of any kind, expressed or implied, including no warranty of habitability.
6. Unpaid ad valorem taxes.

EXECUTED this 7th day of February, 2017.

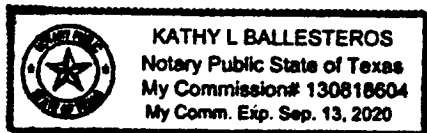

Terri Chenoweth
Substitute Trustee
1502 Highway 77 North
Hillsboro, Texas 76645
(254) 582-7328 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF HILL)

This instrument was acknowledged before me on February 7,
2017, by Terri Chenoweth, as Substitute Trustee.



Kathy L. Ballesteros
Notary Public, State of Texas

(SEAL)