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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 17, 2017

**DEED OF TRUST:**

Date: April 15, 2009

Grantor: JOSE FLORES AND MARIA FLORES, Husband and Wife

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC., Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL

Substitute Trustee's Address:

PO BOX 399  
China Spring, McLennan, Texas 76633  
(254)-932-5005

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2017 FEB 17 P 4: 26

Recorded as: Volume 1599 Page 288, Real Property Records, Hill, County, Texas.

**PROPERTY:**

Tract Twelve "C" (12C), being 18.39 acres of land in Hill County, Texas being part of Tract Twelve (12) the Cottonwood Ranch Subdivision, Section 2, as shown on slide 169A of the Plat Cabinet Records of Hill County, Texas. See attached Exhibit "A".

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** March 7, 2017

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Hill County, Hillsboro, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

