

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: March 17, 2017

**Deed of Trust**

Date: March 12, 2013

Grantor: James B. Handy and wife, Lupe Handy

Grantor's County: Hill County, Texas

Beneficiary: Citizens National Bank Hillsboro

Trustee: Kennie Nowlin

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Recorded in Volume 1746, Page 170, Hill County Official Public Records

**Property:**

All that certain lot, tract or parcel of land being Lot 9 of the Steiner Addition to the City of Hillsboro, Hill County Texas, and being more particularly described on Exhibit A attached hereto and incorporated herein for all purposes.

**Note**

Date: March 12, 2013

Amount: \$67,000.00

Debtor: James B. Handy and wife, Lupe Handy

Holder: Citizens National Bank Hillsboro

Date of Sale of Property (first Tuesday of month): May 2, 2017

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 to satisfy 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

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NICOLE TANNER-COUNTY CLERK  
HILL COUNTY, TEXAS  
2017 MAR 17 P 1:47

All that certain lot, tract or parcel of land being Lot 9 of the **Steiner Addition** to the City of Hillsboro, Hill County, Texas, according to the plat recorded in Volume 48, Page 393 of the Deed Records of Hill County, Texas, and being the same tract conveyed from James Loyd Willett and wife, K. Darlene Willett, to James B. Handy and wife, Lupe Handy, by Assumption Warranty Deed dated December 21, 1995, recorded in Volume 877, Page 752 of the Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a 5/8 inch iron rod set for a corner lying at the intersection of the north right-of-way line of West Elm Street and the easterly right-of-way line of Cedar Street, said corner being the southwest corner of the aforementioned Lot 9;
- THENCE** N 10° 00' W, 185.08 feet along the easterly line of said Cedar Street to a 5/8 inch iron rod set for a corner lying on the southerly line of 20 foot alley being the northwest corner of said Lot 9;
- THENCE** N 81° 22' E, 110.34 feet generally along a fence and along the southerly line of said alley to a 4 inch would post in bottom of a 30 inch pecan tree found for a corner being the most westerly corner of that certain tract conveyed to Mary C. Ward by deed recorded in Volume 560, Page 752 of the Deed Records of Hill County, Texas;
- THENCE** S 08° 17' 35" E, 182.53 feet partially along a fence to a 5/8 inch iron rod set for a corner being the most southerly corner of the said Ward tract and lying on the north line of said West Elm Street;
- THENCE** S 80° 00' W (basis of bearings), 104.87 feet along the north line of said street to the **Point of Beginning**.