

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 MAR 27 P 1:41

Date: March 27, 2018

Deed of Trust

Date: November 16, 2011
Grantor: Molly Properties, Inc.
Grantor's County: Hill County, Texas
Beneficiary: Citizens State Bank Whitney, Texas
Trustee: John W. Thiele
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P. O. Box 257, Hillsboro, TX 76645
Recording Information: Volume 1694, Page 23, Hill County Official Public Records

Property:

TRACT ONE:

All that certain lot, tract or parcel of land being 8.555 acres, Joseph Greer Survey, A-320, Hill County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

TRACT TWO:

All those certain lots, tracts or parcels of land containing a total of 25.97 acres, being described in tracts of 6.904 acres, 12.676 acres, and 6.390 acres, Joseph Greer Survey, A-320, Hill County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT, however, a seven (7.0) acre tract of land, Joseph Greer Survey, A-320, Hill County, Texas, and a two (2.0) acre tract of land, Joseph Greer Survey, A-320, Hill County, Texas, both of which tracts are more particularly described in Exhibit B attached hereto and made a part hereof for all purposes.

Note

Date: November 16, 2011
Amount: \$211,225.09
Debtor: Molly Properties, Inc.; Texas Mast Climbers, LLC.; Mast Climber Manufacturing, Inc., dba American Mast Climbers; Rack & Pinion Mfg., Inc.; and William F. Mims, Jr., Individually
Holder: Citizens State Bank Whitney, Texas

Date of Sale of Property (first Tuesday of month): May 1, 2018

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

TRACT ONE:

field notes for the survey of a certain lot, tract, parcel of land lying and situated in the Joseph Greer Survey A-320 in Hill County, Texas. Said land is a part of that certain 51.80 acre tract described in a deed from Orlis Wendel Penney to Whitney Industrial Development Foundation, Inc. recorded in Volume 882, Page 412 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at an "X" cut in concrete in the center of HCR #2124/Lehman Road, in the west line of that certain tract described in a deed to Donald T. Reed recorded in Volume 881, Page 135 of the Official Public Records of Hill County, and in the east line of said 51.80 acre tract for the southeast corner of this, said rod being N28°35'00"W 507.25 feet from a 1/2" iron rod found for the southeast corner of said 51.80 acre tract:

THENCE S59°28'31"W, at 28.26 feet passing a 5/8" iron rod set for the southeast corner of a 60 foot easement described in an Easement Agreement between Whitney Industrial Development Foundation, Inc. and the City of Whitney recorded in Volume 973, Page 264 of the Official Public Records of Hill County, in all a distance of 1385.39 feet to a 5/8" iron rod set in the north line of said easement for the southwest corner of this:

THENCE generally along a fence as extended, N28°12'57"W, at 29.58 feet passing a 5/8" iron rod found for reference, in all a distance of 566.80 feet to a 3/4" iron pipe found at a fence corner for an inside all corner of that certain tract described in a deed to Harry Dean Elmore recorded in Volume 812, Page 91 of the Official Public Records of Hill County, for an outside all corner of said 51.80 acre tract, and for the northwest corner of this:

THENCE with the north line of said 51.80 acre tract and generally along a fence, N59°27'12"E 607.04 feet to a 5/8" iron rod found for the northwest corner of that certain 9.19 acre tract described in a deed to Molly Properties, Inc. recorded in Volume 1340, Page 402 of the Official Public Records of Hill County and for the most northerly northeast corner of this;

THENCE S30°30'07"E 535.88 feet to a 5/8" iron rod found for the southwest corner of said 9.19 acre tract and for an inside all corner of this;

THENCE with the south line of said 9.19 acre tract and with the extension thereof, N59°29'08"E, at 733.22 feet passing a 5/8" iron rod found for reference, in all a distance of 756.73 feet to an "X" cut in concrete in the east line of said 51.80 acre tract, in the west line of said Reed tract, and in the center of HCR #2124 for the most easterly northeast corner of this;

THENCE with the east line of said 51.80 acre tract, S28°35'00"E 29.57 feet to the place of beginning, containing 8.555 acres of land.