

FILED  
STATE CLERK OF HILL COUNTY  
HILL COUNTY, TEXAS

2015 MAY -8 AM 11:58

**Notice of Substitute Trustee's Sale**

Date: May 8, 2015

Substitute Trustee: Larry Burns, Brandon Vaughan, Jennifer Seeds, or Angela Gibson

Mailing: P.O. Box 90  
Maypearl, Ellis County, Texas 76064  
Physical: 100 Main  
Maypearl, Ellis County, Texas 76064

Lender: The Cowboy Bank of Texas

Note: A certain promissory note, executed by Javier Vasquez Izaguirre, dated August 23, 2002, in the original principal amount of \$45,000.00, or as thereafter modified, bearing interest as therein specified, payable to The Cowboy Bank of Texas, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: August 23, 2002  
Grantor: Javier Vasquez Izaguirre  
Lender: The Cowboy Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Hill County, Texas at Volume 1180, Page 289.

Property: All that certain lot, tract or parcel of land being 48.796 acres, more or less, out of the Robert Henry Survey, A-434, Hill County, Texas, more particularly described on Exhibit A attached hereto.

County: Hill County

Date of Sale (first Tuesday of month): June 2, 2015

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Hill County Courthouse in the location designated by the Hill County Commissioners.

Lender has appointed Larry Burns or Brandon Vaughan as Substitute Trustee under the Deed

of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



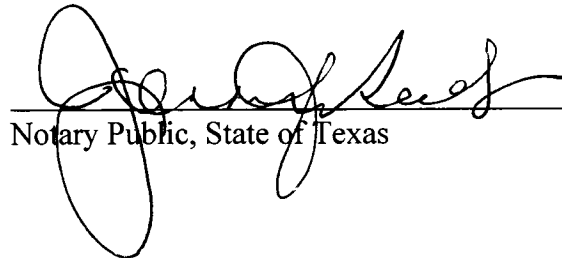
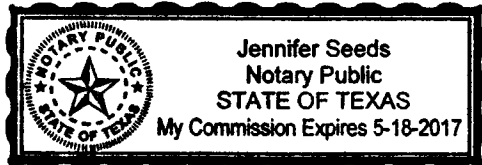
\_\_\_\_\_  
Larry Burns or Brandon Vaughan or Jennifer Seeds or  
Angela Gibson, Substitute Trustee

STATE OF TEXAS                   §

§

COUNTY OF ELLIS               §

This instrument was acknowledged before me on May 8, 2015, by Brandon Vaughan, in his/her capacity as Exec. Vice Pres. of The Cowboy Bank of Texas.

  
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Notary Public, State of Texas

## EXHIBIT A

All that certain lot, tract, or parcel of land situated in Hill County, Texas, being out of the Robert Henry Survey, Abstract No. 434. Said tract is a portion of that certain 92.3 acres of land conveyed and described in a deed from Clara Boone et al to W. W. Rochelle by Deed dated December 10, 1934 as recorded in Volume 270, Page 638 of the Deed Records of said Hill County, and is more particularly described by metes and bounds as follows:

Beginning at a 5/8" Iron Rod with plastic cap RPLS 5133 found in Hill County Public Road 3406 for the northeast corner of this 48.796 Ac. tract and northwest corner of a 43.544 Ac. tract surveyed by Wayne Ketcham RPLS 5133, dated 13 May 2002;

Thence along said Hill County Public Road 3406 the following five (5) courses:

- 1.) South 28 deg. 55 min. 47 sec. East, 14.08 ft. to a point of curvature to the left;
- 2.) Along said curve having a radius of 365.00 ft. through a central angle of 28 deg. 55 min. 47 sec., an arc length of 257.76 ft. ( Ch. Brg.= South 49 deg. 09 min. 39 sec. East, Ch.= 354.14 ft.);
- 3.) South 69 deg. 23 min. 31 sec. East, 217.26 ft. to a point of curvature to the right;
- 4.) Along said curve having a radius of 365.00 ft. through a central angle of 28 deg. 55 min. 47 sec., an arc length of 257.76 ft. ( Ch. Brg.= South 49 deg. 09 min. 39 sec. East, Ch.= 354.14 ft.);
- 5.) South 21 deg. 55 min. 55 sec. East, 278.89 ft. to a 5/8" Iron Rod set for the southeast corner of this 48.796 Ac. tract and the southwest corner of said 43.544 Ac. tract, at 271.41 ft. passing a 5/8" Iron Rod with plastic cap RPLS 5133 and not accepted;

Thence South 60 deg. 00 min. 00 sec. West, 1918.02 ft. to the centerline of White Rock Creek, at 1858.02 ft. passing a 5/8" Iron Rod set for a reference corner;

Thence up the centerline of said White Rock Creek with its meanderings (actual line between the southwest and northwest corners is North 47 deg. 03 min. 56 sec. West, 1085.34 ft.) to the northwest corner of this 48.796 Ac. tract;

Thence North 60 deg. 00 min. 00 sec. East, 1959.60 ft. to the Point of Beginning, at 50.00 ft. passing a 5/8" Iron Rod set for a reference corner, and containing an area of 48.796 Acres more or less.

BASIS OF BEARINGS is North 60 deg. 00 min. 00 sec. East along the north line of the 92.3 Ac. tract conveyed and described in a deed from Clara Boone et al to W. W. Rochelle by Deed dated December 10, 1934 as recorded in Volume 270, Page 638 of the Deed Records of Hill County, Texas.