

26

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2021 MAY 10 PM 3:49

Date: May 6, 2021

Trustee: Terry Whitley

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Security Bank of Crawford

Note:

Date: September 5, 2018

Principal Amount: \$155,000.00

Borrower: David Mohler and spouse, Molly Mohler

Mortgagee: Security Bank of Crawford

Deed of Trust:

Date: September 5, 2018

Grantor: David Mohler and spouse, Molly Mohler

Mortgagee: Security Bank of Crawford

Recording Information: Instrument #99170, Volume 1969, Page 226 in the Official Public Records of Hill County, Texas

Property: See attached Exhibit A, and more commonly known as: 1000 E. Jefferson, Whitney, Hill County, Texas 76692

County: Hill

Date of Sale: June 1, 2021

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Outside on the steps of the east door (or in the interior near the east door in case of inclement weather) of the Hill County Courthouse in Hillsboro, 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.

Terry Whitley is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for case, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Terry Whitley
TERRY WHITLEY, TRUSTEE (254) 772-3722
Signed w/ Permission
Myra Abendscher

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Joseph Greer Survey A-320 in the City of Whitney, Hill County, Texas. Said land is a part of that certain 5.463 acre tract described in a deed from Robert Carl Kautz to Rene Kautz recorded in Volume 615, Page 653 of the Deed Records of Hill County and all that certain 0.575 acre tract described in a deed from Linda S. Abbott to Rick Dendy recorded in Volume 811, Page 312 and in a deed from James R. Abbott to Rick Dendy recorded in Volume 812, Page 100 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron bolt found in the south line of State Highway 22/East Jefferson for the northeast corner tract described in a deed to Mrs. Hilda Carmichael Roop recorded in Volume 432, Page 252 of the Deed Records of Hill County, for the northwest corner of said 0.575 acre tract, and for the northwest corner of this:

THENCE with the south line of State Highway 22, N60°05'51"E 95.44 feet to a 5/8" iron bolt found for the northeast corner of said 0.575 acre tract, for the northwest corner of said 5.463 acre tract, and for the northeast corner of this;

THENCE with the east line of said 0.575 acre tract and with the west line of said 5.463 acre tract, S28°10'30"E 132.89 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for an inside ell corner of this;

THENCE N59°57'49"E 107.47 feet to a railroad spike found in the east line of said 5.463 acre tract and in the west line of that certain 0.284 acre tract described in a deed to Larry McCage recorded in Volume 1803, Page 754 of the Official Public Records of Hill County for an outside ell corner of this;

THENCE partially along a fence, S28°57'13"E 17.85 feet to a 5/8" iron rod found for the southwest corner of said 0.284 acre McCage tract and S28°24'12"E 495.95 feet to an 8 inch wood fence corner post found for the southwest corner of that certain 3 acre tract described in a deed to Larry McCage recorded in Volume 630, Page 13 of the Deed Records of Hill county, for an inside ell corner of said 5.463 acre tract, and for an inside ell corner of this;

THENCE generally along a fence, N60°40'25"E 335.35 feet to an 8" wood fence corner post found in the west line of that certain 2.447 acre tract described in a deed to Steve Overton recorded in Volume 1054, Page 562 of the Official Public Records of Hill County for the southeast corner of that certain 2 acre tract described in a deed to Barron Essex recorded in Volume 1185, Page 36 of the Official Public Records of Hill County and for an outside ell corner of this;

THENCE generally along a fence, S28°42'34"E 239.96 feet to an 8" wood fence corner post found in the north line of that certain 6.904 acre tract described in a deed to Molly Properties, Inc. recorded in Volume 1457, Page 103 of the Official Public Records of Hill County, for the southwest corner of said Overton tract for the southeast corner of said 5.463 acre tract, and for the southeast corner of this;

THENCE with the north line of said Molly Properties, Inc. and generally along a fence, S59°58'14"W 540.65 feet to an 8" wood fence corner post found for the southwest corner of said 5.463 acre tract, for the southeast corner of said Roop, and for the southwest corner of this;

THENCE generally along a fence and with the extension thereof, N28°23'22"W 624.45 feet to a 3/8" iron rod found for an outside ell corner of said 5.463 acre tract, for the southwest corner of said 0.575 acre tract, and N28°08'28"W 266.58 feet to the place of beginning, containing 5.702 acres of land.