

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 9, 2024
Substitute Trustee: Robert A. Aycock, Joshua D. Frost and/or
Michael W. McDonald

2112 Indiana Ave.
Lubbock, Lubbock County, Texas 79410

62 West Elm Street
Hillsboro, Hill County Texas 76645

Lender: AgTexas, FLCA
5004 N. Loop 289
Lubbock, Lubbock County, Texas 79416

Note:

Date: February 25, 2014
Maker: William David Moore
Payee: AgTexas, FLCA
Principal Amount: \$83,838.40

Deed of Trust:

Date: February 25, 2014
Grantor: William David Moore
Beneficiary: AgTexas, FLCA

Recording Information: Deed of Trust filed and recorded under Instrument No.
00064461, on February 27, 2014 in the Official Public
Records of Hill County, Texas;

Property (including any improvements):

All that certain Lot, Tract or Parcel of land located in Hill County, Texas and being 13.84
acre(s) of land out of the L.A. Reynolds Survey, Abstract Number 751. Hill County,
Texas and being more particularly described in Exhibit "A", attached hereto and
incorporated herein by reference for all purposes.

FILED
MIDDLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 JAN -9 AM 8:52

Personal Property Collateral included in this Sale: None.

County: Hill County

Date of Sale (first Tuesday of month): February 6, 2024

Time of Sale: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place of Sale: East Door of the Hill County Courthouse or as designated by the County Commissioner's Office or as designated by the County Commissioners Court.

Lender has appointed Robert A. Aycock, Joshua D. Frost and/or Michael W. McDonald, as Substitute Trustees under the Deed of Trust. Lender has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees 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.

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

THE STATE OF TEXAS §

COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this 9 day of January, 2024 personally appeared Michael W. McDonald, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose therein expressed.



Notary's Printed Name: Maddy McKibben
My Commission Expires: 2025

EXHIBIT "A"

13.84 acres of land being a part of the L. A. Reynolds Survey Abstract No. 751, lying and being situated in Hill County, Texas, about 23 miles North 52 degrees West from Hillsboro, the county seat, said 13.84 acres also being a portion of that certain tract of land described as 69.715 acres, in deed from Gib Gibbons et ux, Louise Gibbons to G. W. Welch, et ux, Edna L. Welch dated October 11, 1983 and recorded in Volume 638, page 378, of the Deed Records of Hill County, Texas, said 13.84 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 5/8 inch iron rod for a corner in a County Road, being the most westerly corner of said Welch tract and the most southerly corner of that certain tract of land described in deed to Gardenia Whitfill, recorded in Volume 856, Page 383, Deed Records of Hill County, Texas and being on the northeasterly line of that certain tract of land described in deed to J. C. White, recorded in Volume 589, Page 501, Deed Records of Hill County, Texas;

THENCE North 60 degrees 59 minutes 52 seconds East (Same line called North 61 degrees 27 minutes East in the description of said Welch tract) with the northwesterly line of said Welch tract, also being the southeasterly line of said Whitfill tract and generally along an existing fence a distance of 894.26 feet to a 5/8 inch iron rod set for a corner;

THENCE South 29 degrees 41 minutes 32 seconds East, for a distance of 757.82 feet to a 5/8 inch iron rod set for a corner in an existing fence;

THENCE South 71 degrees 42 minutes 35 seconds West with said existing fence, at 880.60 passing a 5/8 inch iron rod set in an existing fence on the northeasterly side of said County Road, in all a distance of 916.08 feet to a 5/8 inch iron rod set for a corner in said County Road and on the southwesterly line of said Welch tract, also being the northeasterly line of said White tract;

THENCE North 29 degrees 19 minutes 15 seconds West (same line called North 28 degrees 48 minutes 40 seconds West in the description of said Welch tract), with said County Road and the southwesterly line of said Welch tract and the northeasterly line of said White tract a distance of 587.50 feet to the point of beginning and containing 13.84 acres of land.

SUBJECT TO a 30-foot-wide access easement, the centerline being described as follows:

Beginning a point on the southwesterly line of the above described 13.84 acres that bears North 29 degrees 19 minutes 15 seconds West, 15.29 feet from the most southerly corner of said 13.84 acres;

THENCE North 71 degrees 42 minutes 35 seconds East, 915.98 feet to the northeasterly line of said 13.84 acres and the end of said centerline.

The bearings recited herein are based on the southwesterly line of that certain tract described in deed to Roger Livingston recorded in Volume 860, Page 771, Deed Records of Hill County, Texas.