

#11

NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2021 FEB 23 PM 3: 14

Date: February 22, 2021

Deed of Trust

Date: October 15, 2019

Grantor: Alfred Ramirez, Jr.

Grantor's County: Hill County, Texas

Beneficiary: Hubbard Family Housing, LLC

Trustee: Michael W. McDonald

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

Recording Information: Volume 2024, Page 834, Hill County Official Public Records

Property:

All that certain lot, tract or parcel of land situated in Hill County, Texas, being a part of the Dixon Spears Survey, A-838 and being a part of 99.2 acres of land as conveyed by John R. Hughes, et al, to Neiman-Marcus Company as shown by Deed recorded in Volume 222, Page 627 of the Deed Records of Hill County, Texas.

BEGINNING at a point in the north line of said Survey, which point stands south 59 degrees 30 minutes west 118 varas from the northeast corner of said 99.2 acres tract;
THENCE --- South 59 degrees 30 minutes west 183 varas to corner in public road;
THENCE --- South 27 degrees 45 minutes west 189 varas to corner in public road;
THENCE --- South 13 degrees 40 minutes west 61 varas to corner in public road;
THENCE --- South 20 degrees west 138.8 varas to corner;
THENCE --- North 59 degrees 30 minutes east 468 varas to corner in the west side of State Highway 81;
THENCE --- North 17 degrees 02 minutes west 160.8 varas
THENCE --- North 45 degrees 40 minutes west 73 1/2 varas to the place of beginning containing 12 1/3 acre of land according to a survey made upon the ground by Herman Eastland, Jr., on April 13, 1946.

SAVE AND EXCEPT, however, all that certain 1 acre of land lying and situated in the Dixon Spears Survey, A-838, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: October 25, 2019

Amount: \$160,000

Debtor: Alfred Ramirez, Jr.

Holder: Hubbard Family Housing, LLC

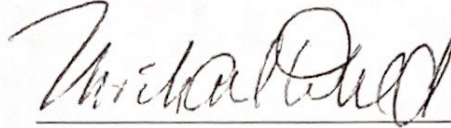
Date of Sale of Property (first Tuesday of month): April 6, 2021

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 Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on 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, Trustee

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Dixon Spears Survey A-838 in Hill County, Texas. Said land is a part of that certain called 12-1/3 acre tract described in a deed from Mary Pearl Crisp to Betty Sue Birdwell recorded in Volume 550, Page 554 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the center of HCR #2452 and in the west line of said called 12-1/3 acre tract for the northwest corner of this, said rod being N13°15'13"E 528.64 feet, N14°45'45"E 127.85 feet, and N34°02'21"E 466.60 feet from a 3/8" iron rod found for the southwest corner of said called 12-1/3 acre tract;

THENCE with the center of HCR #2452, N34°02'21"E 9.87 feet to a 1/2" iron rod set for the northwest corner of said 12-1/3 acre tract and N61°08'43"E 199.72 feet to a 1/2" iron rod set for the northeast corner of this;

THENCE S28°51'17"E, at 13.50 feet passing a 1/2" iron rod set for offset, in all a distance of 209.00 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE S61°08'43"W 208.51 feet to a 1/2" iron rod set for the southwest corner of this;

THENCE N28°51'17"W, at 184.50 feet passing a 1/2" iron rod set for offset, in all a distance of 204.50 feet to the place of beginning, containing 1.000 acres of land, of which approximately 0.068 acres lies in a public road.

EXHIBIT A, solo page