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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2021 FEB 29 PM 2:55

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 1, 2021

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): April 6, 2021

Earliest Time of Day at which Sale will Occur: 11:00 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.



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Michael W. McDonald, Substitute Trustee

field notes for the survey of a ce in lot, tract, parcel of 1 ) 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 ell 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 ell 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 536.88 feet to a 5/8" iron rod found for the southwest corner of said 9.19 acre tract and for an inside ell 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.

TRACT TWO:



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 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 a 1/2" iron rod set near a fence corner in the east line of an alley for the southwest corner of that certain tract described in a deed to Hilda Carmichael Roop recorded in Volume 617, Page 934 of the Deed Records of Hill County, for the most westerly northwest corner of said 51.80 acre tract, and for the northwest corner of this:

THENCE generally along a fence, N60°00'00"E 923.09 feet to a 3" iron pipe fence corner post found in the west line of that certain 8.555 acre tract described in a deed to Molly Properties, Inc. recorded in Volume 1380, Page 841 of the Official Public Records of Hill County for the most southerly southeast 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 inside ell corner of said 51.80 acre tract, and for the northeast corner of this;

THENCE S28°12'57"E 322.48 feet to a 5/8" iron rod set in the north line of that certain 3.14 acre tract 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 for the southwest corner of said Molly Properties tract and for the southeast corner of this;

THENCE with the north line of said 3.14 acre tract, S59°28'31"W 919.19 feet to a 5/8" iron rod set in the west line of said 51.80 acre tract and in the east line of said alley for the northwest corner of said 3.14 acre tract and for the southwest corner of this;

THENCE with the east line of said alley, N28°56'36"W 330.80 feet to the place of beginning, containing 6.904 acres of land.

TRACT TWO:



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 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 a 5/8" iron rod set in the north line of that certain 48.86 acre tract described in a deed to Shannon Dawn Barnes recorded in Volume 753, Page 259 of the Deed Records of Hill County and in the south line of said 51.80 acre tract for the southwest corner of that certain 5.000 acre tract described in a deed to Ratliff Ready-Mix, LP recorded in Volume 1370, Page 669 of the Official Public Records of Hill County and for the southeast corner of this, said rod being S59°03'48"W 1100.65 feet from a 1/2" iron rod found in the center of HCR #2124/Lehman Road for the northeast corner of said Barnes tract and for the southeast corner of said 51.80 acre tract:

THENCE generally along a fence, S59°03'48"W 1201.27 feet to a 3" iron pipe fence corner post found in the east line of an alley for the northwest corner of said Barnes tract, for the southwest corner of said 51.50 acre tract, and for the southwest corner of this;

THENCE with the east line of said alley, with the west line of said 51.80 acre tract, and generally along a fence, N28°56'36"W 463.71 feet to a 5/8" iron rod set for the southwest corner of that certain 3.14 acre tract 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 for the northwest corner of this;

THENCE with the south line of said 3.14 acre tract, N59°28'31"E 1203.86 feet to a 5/8" iron rod set for the northwest corner of said Ratliff tract and for the northeast corner of this;

THENCE S28°35'00"E 455.16 feet to the place of beginning, containing 12.676 acres of land.

TRACT TWO:



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 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 a 1/2" iron rod found in the center of HCR #2124/Lehman Road and 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 for the northeast corner of that certain 48.86 acre tract described in a deed to Shannon Dawn Barnes recorded in Volume 753, Page 259 of the Deed Records of Hill County, for the southeast corner of that certain 0.250 acre tract described in an Easement Agreement between Whitney Industrial Development Foundation, Inc. and the City of Whitney recorded in Volume 973, Page 267 of the Official Public Records of Hill County, for the southeast corner of said 51.80 acre tract, and for the southeast corner of this:

THENCE with the north line of said Barnes tract, with the south line of said 51.80 acre tract, and generally along a fence as extended, S59°03'48"W 619.90 feet to a 5/8" iron rod set for the southeast corner of that certain 5.000 acre tract described in a deed to Ratliff Ready-Mix, LP recorded in Volume 1370, Page 669 of the Official Public Records of Hill County and for the southwest corner of this;

THENCE N28°35'00"W 451.70 feet to a 5/8" iron rod set in the south line of that certain 3.14 acre tract 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 for the northeast corner of said Ratliff tract and for the northwest corner of this;

THENCE with the south line of said 3.14 acre tract and with the extension thereof, N59°28'31"E 619.73 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 northeast corner of this;

THENCE with the center of HCR #2124, S28°35'00"E 447.24 feet to the place of beginning, containing 6.390 acres of land.

EXHIBIT A, PAGE FOUR OF FOUR



Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Joseph Greer Survey A-32Q in Hill County, Texas. Said land is a part of that certain 8.555 acre tract described in a deed from Whitney Industrial Development Foundation, Inc. to Molly Properties, Inc. recorded in Volume 1380, Page 841 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a point in concrete in 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 that certain 51.80 acre tract described in a deed to Whitney Industrial Development Foundation, Inc. recorded in Volume 882, Page 412 of the Official Public Records of Hill County for the southeast corner of said 8.555 acre tract and for the southeast corner of this, said rod being  $N28^{\circ}35'00''W$  507.25 feet from a 1/2" iron rod found for the southeast corner of said 51.80 acre tract

THENCE with the south line of said 8.555 acre tract,  $S59^{\circ}28'31''W$ , at 28.26 feet passing a 5/8" iron rod found for the northeast 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 1265.77 feet to a 5/8" iron rod set in the north line of said easement for the southwest corner of this, said rod being  $N59^{\circ}28'31''E$  119.63 feet from a 5/8" iron rod found for the southwest corner of said 8.555 acre tract

THENCE  $N28^{\circ}12'57''W$  566.85 feet to a 5/8" iron rod set in a fence line in the north line of said 8.555 acre tract and in the south line of that certain tract described in a deed to Harris Ray Ingram recorded in Volume 1160, Page 398 of the Official Public Records of Hill County for the northwest corner of this, said rod being  $N59^{\circ}27'12''E$  119.63 feet from a 3/4" iron pipe found for the northwest corner of said 8.555 acre tract;

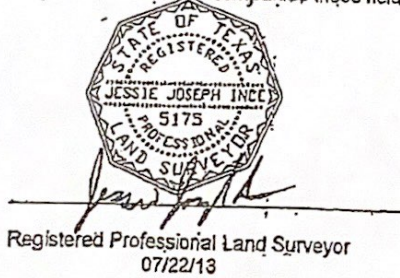
THENCE generally along a fence,  $N59^{\circ}27'12''E$  487.41 feet to a 5/8" iron rod found in the south line of that certain 3.981-acre tract described in a deed to Hill County Water Supply Corporation recorded in Volume 1706, Page 388 of the Official Public Records of Hill County for the northwest 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, for the most northerly northeast corner of said 8.555 acre tract, and for the most northerly northeast corner of this;

THENCE  $S30^{\circ}30'07''E$  536.88 feet to a 5/8" iron rod found for the southwest corner of said 9.19 acre tract and for an inside ell corner of this;

THENCE with the south line of said 9.19 acre tract and with the extension thereof,  $N59^{\circ}29'08''E$ , at 733.22 feet passing a 5/8" iron rod found for reference, in all a distance of 756.73 feet to a point in concrete in the east line of said 51.80 acre tract, in the west line of said Reed tract, and in HCR #2124 for the most easterly northeast corner of said 8.555 acre tract and for the most easterly northeast corner of this;

THENCE with the east line of said 51.80 acre tract,  $S28^{\circ}35'00''E$  29.57 feet to the place of beginning, containing 7.000 acres of land.

A plat of even date accompanies these field notes.



Registered Professional Land Surveyor  
07/22/13

EXHIBIT B, PAGE ONE OF TWO

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 Hill County, Texas. Said land is a part of that certain 6.390 acre tract described in a deed from Whitney Industrial Development Foundation, Inc. to Molly Properties, Inc. recorded in Volume 1457, Page 103 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at an "X" found cut in concrete in HCR #2124/Lehman Road, in the east line of that certain 0.250 acre tract described in an Easement Agreement between Whitney Industrial Development Foundation, Inc. and the City of Whitney recorded in Volume 973, Page 267 of the Official Public Records of Hill County, and in the west line of Eastlake Addition, according to plat recorded in Slide A-296, for the northeast corner of said 6.390 acre tract and for the northeast corner of this:

THENCE with the west line of said Addition, with the east line of said 6.390 acre tract, and along HCR #2124, S30°20'10"E 208.83 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE S57°42'46"W, at 20.00 feet passing a 5/8" iron rod set in the west line of said 0.250 acre tract for reference, in all a distance of 417.42 feet to a 5/8" iron rod set for the southwest corner of this;

THENCE N30°20'10"W 208.83 feet to a 5/8" iron rod set in the north line of said 6.390 acre tract and in the south line of that certain 3.14 acre tract 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 for the northwest corner of this;

THENCE N57°42'46"E, at 397.42 feet passing a 5/8" iron rod set in the west line of said 0.250 acre tract for the southeast corner of said 3.14 acre tract, in all a distance of 417.42 feet to the place of beginning, containing 2.000 acres of land, of which approximately 0.095 acres lies in a public road.