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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

“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.”

**Notice of Trustee's Sale**

Date: September 9, 2021

Trustee: Kerry W. Feller

Trustee's Address: P.O. Box 158, Hubbard, Texas 76648

Mortgagee: Citizens State Bank, Hubbard, Texas

Note: dated September 8, 2010, executed by Colette Savage, a single person

**Deed of Trust**

Date: September 8, 2010

Grantor: Colette Savage, a single person

Mortgagee: Citizens State Bank, Hubbard, Texas

Recording information: Document Number 00038428, Volume 1652, Page 243, Official Public Records of Hill County, Texas.

Property: All that certain lot, tract or parcel of land being 0.314 acres, John Bullard Survey, A-85, and Jesse Beasley Survey, A-43, Hill County, Texas, more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

County: Hill County

Date of Sale (first Tuesday of month): October 5, 2021

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

**Place of Sale:**

Hill County Courthouse in Hillsboro, Texas, at the following location: On the East exterior steps of the Hill County Courthouse or an area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Kerry W. Feller is 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 cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will

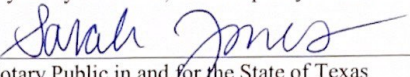
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HILL COUNTY, TEXAS  
2021 SEP -9 PM 2:25

occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Kerry W. Feller, Trustee

THE STATE OF TEXAS  
COUNTY OF HILL

This instrument was acknowledged before me on this 9<sup>th</sup> day of September, 2021, by Kerry W. Feller, in the capacity therein stated.

  
Notary Public in and for the State of Texas

Prepared by:  
Reed & Reed, L.L.P.  
Attorneys at Law  
217 W. State Street/P.O. Box 349  
Groesbeck, Texas 76642





## EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land being 0.246 acres out of the John Bullard Survey A-85 and 0.068 acres out of the Jesse Beasley Survey A-43 in Hill County, Texas. Said land is all those certain first and second tracts described in a deed from O. G. Minze et ux, Barbara J. Minze to Mixie Lee Riley as recorded in Volume 708, Page 322 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING At a 5/8" iron rod set at the intersection of the west line of Mesquite Avenue with the north line of North Second Street for the southeast corner of said second tract and for the southeast corner of this;

THENCE with the north line of North Second Street, S45°00'55"W 39.00 feet to a 5/8" iron rod set for the southeast corner of said first tract, said point being called the southeast corner of said John Bullard Survey;

THENCE continuing with the north line of said street, S52°02'45"W 75.00 feet to a 5/8" iron rod set for the southwest corner of said first tract, for the southeast corner of a tract described in a deed to Jim R. Hammer as recorded in Volume 946, Page 135 of the Official Public Records, and for the southwest corner of this;

THENCE N31°22'45"W 147.50 feet to a 5/8" iron rod set in the south line of a tract described in a deed to Orville Maddox as recorded in Volume 548, Page 145 of the Deed Records of Hill County for the northeast corner of said Hammer tract, for the northwest corner of said first tract, and for the northwest corner of this;

THENCE with the south line of said Maddox tract, N50°33'15"E 80.19 feet to a 5/8" iron rod found in the west line of Mesquite Avenue for the southeast corner of said Maddox tract, for the northeast corner of said second tract, and for the northeast corner of this;

THENCE with the west line of Mesquite Avenue, S45°19'00"E 133.77 feet to the place of beginning, containing 0.314 acres of land.