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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 NOV 18 AM 10:28

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on July 25, 2022, Grady Performance Horses, LLC executed a Deed of Trust (the "Deed of Trust") conveying to James Lanter, Trustee, certain property situated in Hill County, Texas, hereafter described (the "Property") to secure the payment of one certain First Lien Promissory Note payable to GBH Properties, LLC of even date therewith and therein described in the original principal amount of \$283,500.00, and performance of certain indebtedness, obligations, and liabilities therein described (the "Obligations"), the Deed of Trust being recorded as Volume 2206, Page 289 of the Real Property Records of Hill County, Texas; and

WHEREAS, default has occurred in the payment and/or performance of the Obligations and the same are now wholly due, and the owner and holder of the Obligations has requested the undersigned to sell the Property to satisfy part or all of the Obligations.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd day of January 2023, at a time no earlier than 10:00 a.m. (or within three (3) hours thereafter), I will sell the Property at the east door of the Hill County Courthouse, located at 1 North Waco Street, Hillsboro, Texas 76645, or at an alternative location as designated by the Hill County Commissioners, to the highest bidder for cash or otherwise as provided in the Deed of Trust.

The Property to be sold is described on Exhibit "A" attached hereto and incorporated herein for all purposes.

WITNESS my hand this 17th day of NOVEMBER, 2022.



James Lanter, Trustee

EXHIBIT "A"

Tract 1:

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the William H. Nelson Survey A-678 in Hill County, Texas. Said land is a part of that certain 342.73 acre "Second Tract" described in a deed from Vera Fay McPherson to John Artie McPherson and Wendell Ray McPherson recorded in Volume 727, Page 510 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the south line of that certain 148.586 acre tract described in a deed to John McPherson recorded in Volume 732, Page 359 of the Deed Records of Hill County and in the north line of said 342.73 acre tract for the northwest corner of this, said rod being N67°24'22"E 10.05 feet and N60°04'12"E 5529.84 feet from a 6" cedar fence corner post found on the east bank of the Brazos River for the northwest corner of said 342.73 acre tract;

THENCE with the south line of said 148.586 acre tract, N60°04'12"E 70.77 feet to a 2" iron pipe fence corner post found for the northwest corner of that certain 5.224 acre tract described in a deed to James Lee Roy Green recorded in Volume 1519, Page 217 of the Official Public Records of Hill County, for an outside ell corner of said 342.73 acre tract, and for an outside ell corner of this;

THENCE with the southwest line of said Green tract and generally along a fence, S76°26'14"E 244.68 feet to a twin 2" iron pipe fence corner post found set in concrete and N85°02'14"E 296.37 feet to a 4" iron pipe fence corner post found in the west line of HCR #2200 for the southwest corner of said Green tract;

THENCE with the south line of said Green tract, N50°25'45"E 29.09 feet to a 5/8" iron rod set in HCR #2200 for the northeast corner of this;

THENCE generally along the straightened center of HCR #2200, S12°07'46"W, at 170.06 feet to a 1/2" iron rod found for the northeast corner of that certain 2.000 acre tract described in a deed to Wendell McPherson recorded in Volume 1701, Page 593 of the Official Public Records of Hill County and for the southeast corner of this;

THENCE generally along a fence as extended, N88°46'54"W, at 18.76 feet passing a 5/8" iron rod found for reference, in all a distance of 230.53 feet to a 5/8" iron rod found at a fence corner and S78°40'19"W 286.22 feet to a point in a fence line for the southwest corner of this;

THENCE N19°42'18"W 207.64 feet to the place of beginning, containing 2.040 acres of land, more or less, of which approximately 0.067 acres lies in a public road.

Tract 2:

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the William H. Nelson Survey A-678 in Hill County, Texas. Said land is a part of that certain 342.73 acre "Second Tract" described in a deed from Vera Fay McPherson to John Artie McPherson and Wendell Ray McPherson recorded in Volume 727, Page 510 of the Deed Records of Hill County and includes all that certain 2.000 acre tract described in a deed from Lance W. Scott et ux, Eglantina Higas to Wendell McPherson et ux Sammye McPherson recorded in Volume 1701, Page 593 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 #2200 for the northeast corner of said 2.000 acre tract and for the northeast corner of this;

THENCE generally along the straightened center of HCR #2200, S12°07'46"W, 176.60 feet to a 5/8" iron rod found, S18°31'29"E 161.23 feet to a 1/2" iron rod found for the southeast corner of said 2.000 acre tract, and S18°52'39"E 139.02 feet to a cotton spindle set for the southeast corner of this;

THENCE S59°40'09"W, at 21.18 feet passing a 5/8" iron rod set for reference, in all a distance of 332.79 feet to a 5/8" iron rod set for the southwest corner of this;

THENCE N30°19'53"W 150.02 feet to a 5/8" iron rod set for an inside ell corner of this;

THENCE S59°38'07"W 46.06 feet to a 5/8" iron rod set in a fence line for an outside ell corner of this;

THENCE generally along a fence, N19°42'18"W 496.71 to a point for the northwest corner of this;

THENCE N78°40'19"E 286.22 feet to a 5/8" iron rod found at a fence corner for the northwest corner of said 2.000 acre tract;

THENCE generally along a fence and with the extension thereof, S88°46'54"E 230.53 feet to the place of beginning, containing 5.342 acres of land, more or less, of which approximately 0.134 acres lies in a public road.