

NOTICE OF TRUSTEE'S SALE

2021 AUG 18 PM 2: 32

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.

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated September 25th, 2020 to Nathaniel L. Mott and Shane M. Bailey, grantor(s) and Meggagio Ventures, LLC. Grantee.
3. Obligations Secured. Deed of Trust executed by Nathaniel L. Mott and Shane M. Bailey, securing the payment of the indebtedness's in the original principal amount of \$91,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Meggagio Ventures, LLC. is the current Grantee of the note and Deed of Trust.
4. Property to Be Sold. The property to be sold is described as follows:

Exhibit "A"

Also known as 1201 E. Jefferson Ave, Texas 76692

Date: September 7th, 2021

Earliest Time Sale Will Begin: 10 a.m.

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Marilusa Sampaio, Trustee,
2300 McDermott Rd,
Suite #200-351
Plano, Texas 75025

EXHIBIT "A"

Consideration:

The division of property in Cause No. 30,543, entitled "In the Matter of the Marriage of Earlene Wade and Marvin Otis Wade," entered in the 66th Judicial District Court of Hill County, Texas, and other valuable consideration paid by Grantee. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance.

Property (including any improvements):

My undivided one-half (1/2) interest, but nevertheless all of my undivided interest in and to:

TRACT ONE:

All that certain lot, tract, or parcel of land lying and being situated in the Mary Beacham Survey, Abstract No. 26, Hill County, Texas, and being a portion of that certain called 21.33 acre tract described in a deed as filed of record in Vol. 405, Page 417, Hill County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the north line of State Highway No. 22, said iron rod being S 58° 0' 0" W 442.18 feet from the southeast corner of said 21.33 acre tract for the southeast corner of this tract;

THENCE, S 58° 0' 0" W 141.40 feet along the north line of State Highway No. 22 to a concrete right-of-way monument for a corner;

THENCE, N 53° 27' 50" W 103.94 feet along the north line of State Highway No. 22 to a concrete right-of-way monument in the east line of the Bethlehem Cemetery Road for a corner;

THENCE, S 63° 12' 37" W 20 feet to an iron rod set in the approximate center of the Bethlehem Cemetery Road for a corner;

THENCE, N 26° 10' 37" W 97.92 feet generally along the approximate centerline of the Bethlehem Cemetery Road to an iron rod set for a corner;

THENCE, N 64° 27' 11" E at 20.00 feet passing the east line of said road and begin a chain link fence, continuing generally along said fence in all 202.22 feet to an iron rod set at a fence corner post for the northeast corner of this tract;

THENCE, S 28° 11' 51" E 173.62 feet generally along a chain link fence to the PLACE OF BEGINNING and containing 0.78 acres of land, save and except 0.04 acres in the Bethlehem Cemetery Road for a net acreage of 0.74 acres, more or less.

SAVE AND EXCEPT an undivided one-half (1/2) interest reserved to Charles S. Carver in a deed dated September 28, 1956, and recorded at Vol. 405, Page 417, Hill County Deed Records, in and to all of the oil, gas, and other minerals in and under and that may be produced from the above-described Land.

TRACT TWO:

All that certain lot, tract, or parcel of land lying and being situated in the Mary Beacham Survey, Abstract NO. 26, Hill County, Texas, and being a portion of that certain called 21.33 acre tract described in a deed as filed of record in Vol. 405, Page 417, Hill county Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the approximate centerline of the Bethlehem Cemetery Road for the northwest corner of said 21.33 acre tract and the northwest corner of this tract;

THENCE, N 57° 05' 48" E, at 20.00 feet pass an iron rod set in the east line of said Bethlehem Cemetery Road for reference and continuing 203.47 feet in all, generally along a fence to an iron rod set for the northeast corner of this tract;

THENCE, S 26° 11' 00" E, 1235.34 feet to an iron rod set at a fence corner post for the southeast corner of this tract;

THENCE, S 64° 27' 11" E, 202.22 feet generally along a chain link fence to an iron rod set in the approximate centerline of the Bethlehem Cemetery Road for the southwest corner of this tract;

THENCE, N 26° 10' 38" W, 1209.28 feet generally along the approximate centerline of the Bethlehem Cemetery Road to the PLACE OF BEGINNING and containing 5.67 acres of land, save and except 0.55 acres in the Bethlehem Cemetery Road for the net acreage of 5.12 acres of land, more or less.

SAVE AND EXCEPT an undivided one-half (1/2) interest reserved to Charles S. Carver in a deed dated September 28, 1956, and recorded at Vol. 405, Page 417, Hill County Deed Records, in and to all of the oil, gas, and other minerals in and under and that may be produced from the above-described Land.

TRACT THREE:

All that certain lot, tract, or parcel of land lying and situated in the County of Hill, State of Texas, being a tract of land 90 feet wide and 165 feet in depth, being all of lot FOURTEEN (14) and the East 40 feet of lot THIRTEEN (13), all in Block TEN (10) of the Wallace and Revier Addition to the Town of Whitney, Texas, and being the same and identical property described in a deed from Fred Peacock and wife, Ruby Peacock to Loran Peacock and wife, Ruth Peacock, dated October 22, 1968, and recorded in Vol. 488, Page 908, Hill County Deed Records.

TRACT FOUR:

All that certain lot, tract, or parcel of land situated in Hill County, Texas, and being all of Lot SIX (6) and the North one-half (1/2) of lot Seven (7), Block NINETEEN (19), original Town of Whitney, Hill County, Texas, according to the map of said town recorded in the deed records of Hill County, Texas, and being the same property described in a deed from Johnnie Overton and wife, Frances Overton to Earnest Cooper and wife, Mildred Cooper, dated April 20, 1962, and recorded in Vol. 438, Page 131, Hill County Deed Records.

TRACT FIVE:

All that certain lot, tract, or parcel of land lying and situated in Hill County, Texas and being the East one-half (1/2) of Block SEVENTY-EIGHT (78), original Town of Whitney, Hill County, Texas, according to the plat duly recorded in Vol. 41, Page 649, Hill County Deed Records, to which plat and its records reference is here made for all purposes, and being the identical premises conveyed from George T. Morris to Sandra Sue Middlebrook Mahurin by deed dated March 7, 1956, duly recorded in Vol. 401, page 618, Hill County Deed Records, to which deed and its record reference is here made for all purposes.

TRACT SIX:

All that certain lot, tract parcel of land out of Block SEVENTY-EIGHT (78) of the original Town of Whitney, Hill County, Texas, and being the Northwest one-quarter (1/4) of the said Block SEVENTY-EIGHT (78), more particularly described as all of Lots 4 and 5 and the West one-half (1/2) of Lot 3.

TRACT SEVEN:

All that certain lot, tract or parcel of land lying and situated in Hill County, Texas, and being all of Lot THREE (3), Block THIRTY-NINE (39), Browder Addition to the Town of Itasca, Hill County, Texas, and being the identical premises conveyed from Columbus Johnson, a widower, to Frank Phillips, a widower, by deed dated August 4, 1965, duly recorded in Vol. 460, Page 294, Hill County Deed Records, to which deed and its record reference is here made for all purposes.

TRACT EIGHT

All that certain lot, tract, or parcel of land lying and situated in Hill County, Texas, and being Lot SEVEN HUNDRED FORTY-TWO (742), Lake Whitney Estates, Unit No. 3, according to plat filed in Vol. 435, Page 2, Hill County Deed Records.

TRACT NINE:

All that certain lot, tract, or parcel of land lying and situated in the Tarlton Subdivision to the City of Hillsboro, Hill County, Texas, and being all of Lots EIGHT (8) and NINE (9), Tarlton subdivision, and being the same and identical property described in a warranty deed from Weldon F. Atkins et al to R. A. Radke as shown in deed dated July 7, 1975, recorded in Vol. 545, Page 365, Hill County Deed Records.

SAVE AND EXCEPT the South 103.28 feet of said lots which were heretofore conveyed to Mrs. Elfrieda E. Schronk, a widow, on December 4, 1975, as shown by the deed in Vol. 547, Page 789, Hill County Deed Records.