

NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 SEP 10 P 3: 29

Date: September 10, 2018

Deed of Trust

Date: May 10, 2012

Grantor: Willie James Taplin

Grantor's County: Dallas County, Texas

Beneficiary: Tom E. Buchanan and Larrene Buchanan, as Trustees of the Tom E. Buchanan & Larrene Buchanan Revocable Living Trust, dated May 11, 2010

Trustee: Michael W. McDonald

Recording Information: Volume 1713, Page 106, Hill County Official Public Records

Property: All that certain lot, tract or parcel of land being 55.383 acres out of the M. Smith Survey, A-881, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: May 10, 2012

Amount: \$119,000

Debtor: Willie James Taplin

Holder: Tom E. Buchanan and Larrene Buchanan, as Trustees of the Tom E. Buchanan & Larrene Buchanan Revocable Living Trust, dated May 11, 2010

Date of Sale of Property: October 2, 2018

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 M. Smith Survey A-881 in Hill County, Texas. Said land is a part of that certain 97.056 acre "Tract II" described in a deed from Evelyn J. Richards to Elaine J. Buchanan and Thomas E. Buchanan recorded in Volume 878, Page 142 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 2" iron pipe fence corner post found in the occupied north line of that certain tract described in a Deed of Trust from Edwin L. Hejl recorded in Volume 1258, Page 595 for the southeast corner of that certain 112.3 acre tract conveyed in a deed to Ruth Ann Carlisle recorded in Volume 887, Page 165 of the Official Public Records of Hill County, for the southwest corner of said 97.056 acre tract, and for the southwest corner of this:

THENCE generally along a fence, N23°28'06"W 1199.00 feet to a 4" iron pipe fence corner post found for an outside ell corner of said Carlisle tract, for an inside ell corner of said 97.056 acre tract, and for an outside ell corner of that certain 38.317 acre tract described in a deed to Ryan Christopher Divin recorded in Volume 1622, Page 76 of the Official Public Records of Hill County;

THENCE continuing along a fence, N23°46'49"W 157.81 feet to a 2" iron pipe fence corner post found for an inside ell corner of said Divin 38.317 acre tract and for the northwest corner of this;

THENCE with the south line of said Divin 38.317 acre tract and partially along a fence, N65°03'39"E 1874.47 feet to a 1/2" iron rod set for the northwest corner of that certain 0.873 acre tract described in said Divin deed recorded in Volume 1622, Page 76 and for the northeast corner of this;

THENCE S28°46'44"E 997.09 feet to a 1/2" iron rod set in the south line of said 97.056 acre tract and in the north line of HCR #3110 for the southwest corner of said Divin 0.873 acre tract and for the southeast corner of this;

THENCE generally along the north line of HCR #3110 and along a curve to the right having a radius of 360.00 feet, S26°57'55"W for a chord distance of 300.83 feet, an arc distance of 310.36 feet, to a 4" iron pipe fence post found for the end of said curve;

THENCE generally along a fence and partially along the north line of HCR #3110, S59°16'56"W 1747.33 feet to the place of beginning, containing 55.383 acres of land.

EXHIBIT A, solo page