

63

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HILL

WHEREAS, by Deed of Trust dated the 2nd day of March, 2016, ABN Hospitality, LLC, hereinafter referred to as "Borrower", conveyed to Richard M. Amis, as Trustee, the following described property situated in Hill County, Texas, to-wit:

All that lot, tract, or parcel of land situated in Hill County, Texas, and being Lot Three (3) in Block Three (3) of the Brandon Corner Subdivision to the City of Hillsboro, Hill County, Texas, according to the Plat recorded in Slide A-191, Hill County Plat Records;

(herein referred to as "the property"), to secure that one certain promissory note therein described in the original principal sum of \$2,550,000.00, executed by said Borrower and payable to First Federal Community Bank, SSB (which note is hereby referred to as "note"), said Deed of Trust being recorded in Volume 1858, Page 195, Hill County Official Public Records, (herein referred to as "Deed of Trust"); and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and First Federal Community Bank, SSB, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same.

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place of Richard M. Amis, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

NOW, THEREFORE, notice is given that on Tuesday, the 3rd day of September, 2019, I will sell said property at the County Courthouse in Hill County, Texas, to the highest bidder, for cash. The property will be conveyed "As is" and "With All Faults." 1:00 o'clock p.m. is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of said County for such sale, to-wit: the steps outside east door of the courthouse or interior of the courthouse near east door in case of inclement weather or as designated by the commissioner's court of said County.

WITNESS MY HAND this 13th day of August, 2019.

  
DON BIARD, Substitute Trustee  
38 First Street NW  
Paris, Texas 75460  
(903) 785-1606

FILED  
SCOTT TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 AUG 13 A 8:37