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SCANNED

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2016 JAN 29 P 4: 09

**NOTICE OF FORECLOSURE SALE**

1. **Property To Be Sold.** The property to be sold is located in **Hill** County, Texas and is described as follows:

Being 35.578 acres of land out of the Amanda F. McCracken Survey, Abstract Number 559, Hill County, Texas and being part of a called 48.578 acre tract of land conveyed to Bryan lee Terrell by Deed as recorded in Volume 1509, Page 318, Deed Records, Hill County, Texas, said 35.578 acres of land being more particularly described as follows:

Beginning at a ½ inch iron rod found in County Road 1369 for the Northeast corner of hereon described tract and being on the West line of County Road 1450;

Thence South 29 degrees 50 minutes 11 seconds East a distance of 20.00 feet passing a ½ inch iron rod set on the South right of way line of County Road 1369, and on the West right of way line of County Road 1450, continuing in all with the West right of way line of County Road 1450 a distance of 1581.81 feet to a capped iron rod found;

Thence South 59 degrees 41 minutes 33 seconds West leaving said County Road 1450 a distance of 905.28 feet to a capped iron rod found;

Thence North 30 degrees 27 minutes 28 seconds West a distance of 941.00 feet to a ½ inch iron rod found;

Thence South 64 degrees 26 minutes 01 seconds west a distance of 194.72 feet to a ½ inch iron rod found;

Thence North 27 degrees 23 minutes 13 seconds West a distance of 294.43 feet to a ½ inch iron rod found;

Thence North 62 degrees 13 minutes 34 seconds East a distance of 35.66 feet to a ½ inch iron rod found;

Thence North 28 degrees 15 minutes 05 seconds West a distance of 318.06 feet passing a ½ inch iron rod set on the South right of way line of County Road 1369 and continuing in all a distance of 338.06 feet to a point in said County Road.

Thence North 60 degrees 00 minutes 00 seconds East a distance of 1052.07 feet to the point of beginning and containing 35.578 acres of land more or less, 0.483 acres in a public right of way and leaving a net of 35.095 acres more or less.

2. **Date, Time, and Place of Sale.**

Date: **March 1, 2016**

Time: The sale shall begin no earlier than 1:00 p.m. and shall end no later than three hours after, or by 4:00 p.m.

Place: At the **Hill County Courthouse** located at **80 North Waco Street, 1<sup>st</sup> Floor in Hillsboro, Texas** at the following location: **steps outside East door of courthouse.**

3. **Postponement, Withdrawing, or Rescheduling of the Sale** - The **Builder's and Mechanic's Lien Contract** permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the **Builder's and Mechanic's Lien Contract** permitting the beneficiary to have the bid credited up to the amount of the unpaid debt secured by the **Builder's and Mechanic's Lien Contract**. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the **Builder's and Mechanic's Lien Contract**. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.
5. **Type of Sale.** The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by a **Builder's and Mechanic's Lien Contract** executed by **Bryan L. Terrell and Josilyn D. Terrell, husband and wife**, "Obligor," dated **February 10, 2012**, recorded in the office of the County Clerk of **Hill County, Texas**, on **February 15, 2012** and located in volume **Document No. 00048948, Book 1703, Page 31**.
6. **Obligations Secured.** The **Builder's and Mechanic's Lien Contract** secures the payment of the debt described, including but not limited to **Retail Installment Contract** in the original amount of **\$125,200.00** executed by **Bryan L. Terrell and Josilyn D. Terrell, husband and wife** and payable to the order of **United-Bilt Homes, L.L.C. now United Built Homes, L.L.C.**, the current owner and holder of the Obligations and the beneficiary under the **Builder's and Mechanic's Lien Contract**.
7. **Default and Request to Act.** The Obligor has defaulted, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that, before the sale, the beneficiary may appoint another person as substitute trustee to conduct the sale.
8. **Inquiries.** Questions concerning the sale may be directed to the undersigned Trustee, C. Alan Gauldin.

DATED January 27, 2016.



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