

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 DEC 13 P 3:49

DATE: December 12, 2016

DEED OF TRUST:

Date: April 15, 2009

Grantor: JOSE FLORES AND MARIA FLORES, Husband and Wife

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC., Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL

Substitute Trustee's Address:

PO BOX 399
China Spring, McLennan, Texas 76633
(254)-932-5005

Recorded as: Volume 1599 Page 288, Real Property Records, Hill, County, Texas.

PROPERTY:

Tract Twelve "C" (12C), being 18.39 acres of land in Hill County, Texas being part of Tract Twelve (12) the Cottonwood Ranch Subdivision, Section 2, as shown on slide 169A of the Plat Cabinet Records of Hill County, Texas. See attached Exhibit "A".

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): January 3, 2017.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Hill County, Hillsboro, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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

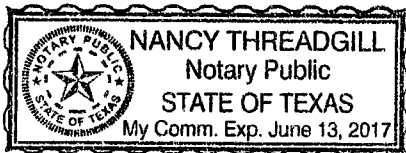
member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.



BERT DICKENS, INC.
JERI DEAL
PO BOX 399
CHINA SPRING, TEXAS 76633
(254) 932-5005

STATE OF TEXAS §
 §
COUNTY OF McJannet §

This instrument was acknowledged before me on the 13 day of December, 2016, by Jeri Deal.




NOTARY PUBLIC

CREDIT 1141

LOT 31
COTTONWOOD RANCH
SECTION 2
SLIDE 169 A, P.C.R.H.C.T.

LOT 13
COTTONWOOD RANCH
SECTION 3
SLIDE 167 A & B, P.C.R.H.C.T.

COTTONWOOD RANCH
SECTION 3
SLIDE 167 A & B, P.C.R.H.C.T.

G. M. WINKLER SURVEY ABSTRACT NO. 979
(PLAT) S58°32'00"E 990.84'
S58°32'00"E 990.84'

TYLER COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 893

Patrick A. Kallus
Vol. 492 Pg. 826
D.R.H.C.T.

Boy City Drilling Co.
Vol. 667 Pg. 709
D.R.H.C.T.

LOT 11
COTTONWOOD RANCH
SECTION 2
SLIDE 169 A, P.C.R.H.C.T.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT

LEGAL DESCRIPTION TRACT C

All that certain lot, tract or parcel of land lying and situated in the Tyler County School Land Survey, Abstract 893, and the G. M. Winkler Survey, Abstract 979, Hill County, Texas, being a part of that tract or lot known as Lot 12, Cottonwood Ranch, Section 2, recorded in slide 169 A, of the Plat Cabinet Records of Hill County, Texas (P.C.R.H.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron set for a corner that bears North 60 degrees 18 minutes 24 seconds East, 884.55 feet from the northwest corner of said Lot 12, Cottonwood Ranch, Section 2, and the southwest corner of Lot 13, Cottonwood Ranch, Section 3, recorded in slide 167 A and B, P.C.R.H.C.T.,

THENCE North 60 degrees 18 minutes 24 seconds East along the north line of said Lot 12, and the south line of said Lot 13, a distance of 808.35 feet to a 3/4" iron rod found for a corner, at the northeast corner of said Lot 13, the southeast corner of said Lot 13 and in the west line of Lot 14, Cottonwood Ranch, Section 3, the northeast corner of this tract;

THENCE South 29 degrees 32 minutes 00 seconds East a distance of 990.83 feet to a 3/4" iron rod found for a corner at the southeast corner of said lot 12, and the southwest corner of said Lot 14, the southeast corner of this tract;

THENCE South 60 degrees 18 minutes 24 seconds West along the south line of said Lot 12, and the north line of said Lot 11, a distance of 808.35 feet to a 1/2" iron rod set for a corner, the southwest corner of this tract

THENCE North 29 degrees 32 minutes 00 seconds West a distance of 990.83 feet to the point of beginning and containing 18.39 acres of land.

Subject to and together with the following utility and ingress & egress easement.

LEGAL DESCRIPTION UTILITY AND INGRESS & EGRESS EASEMENT

BEGINNING at a point for a corner, said point bears South 29 degrees 25 minutes 02 seconds a distance of 970.83 feet from the northwest corner of Lot 12, Cottonwood Ranch, Section 2, recorded in slide 169 A, of the Plat Cabinet Records of Hill County, Texas (P.C.R.H.C.T.);

THENCE North 60 degrees 18 minutes 24 seconds East along the north line of Tract A, a 10.10 acre tract, and the west line of Tract C, a 18.39 acre tract, in all 886.46 feet to a point for a corner in the east line of said Tract B, also a 10.10 acre tract, in all 886.46 feet to a point for a corner in the east line of said Tract B and the west line of Tract C, a 18.39 acre tract;

THENCE South 29 degrees 32 minutes 00 seconds a distance of 20.00 feet to a 1/2" iron rod set for a corner at the southwest corner of said Tract C and the southeast corner of said Tract B;

THENCE South 60 degrees 18 minutes 24 seconds West at 444.03 feet passing the southwest corner of said Tract B and the southeast corner of said Tract A, in all 816.03 feet to a 3/4" iron rod found for a corner;

THENCE South 15 degrees 09 minutes 12 seconds a distance of 99.47 feet to a 3/4" iron rod found for a corner in County Road 3350 at the most southerly southwest corner of said Lot 12, the most westerly northwest corner of Lot 11, Cottonwood Ranch, Section 2, and being in the east line of a tract conveyed to Boy City Drilling Co. By deed recorded in Volume 667, Page 709, D.R.H.C.T.;

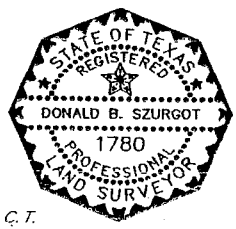
THENCE North 30 degrees 00 minutes 00 seconds West along County Road 3350 and west line of said Lot 12, a distance of 70.52 feet to a 5/8" iron rod found for a corner;

THENCE North 29 degrees 25 minutes 02 seconds along the west line of said Lot 12 a distance of 20.00 feet to the point of beginning.

SURVEYOR'S DECLARATION

This plat represents an actual survey made on the ground under my supervision on April 23, 2007, and is correct to the best of my knowledge and belief.

Donald B. Szurgot
Donald B. Szurgot, RPLS No. 1780



JOB# 015907 C
ATV
SZURGOT & PEEDE
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
FAX: (254) 582-3234

BEARINGS BASED PER PLAT RECORDED IN SLIDE 169 A, P.C.R.H.C.T.