

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

2016 JUN 10 P 3:00

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, July 5, 2016 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

**PLACE OF SALE:** Hill County Courthouse steps outside the east door of the Hill County Courthouse, Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the east door in the event of inclement weather), to the highest bidder for cash. The east side of the Hill County Courthouse faces Waco Street.

**DEED OF TRUST LIEN:**

**Name of Document:** Deed of Trust (the "Deed of Trust")

**Date:** April 4, 2007

**Grantor:** Alfredo Garcia-Mora and spouse, Maria del Carmen Garcia

**Beneficiary:** Steve R. Gilcrease

**Trustee:** Jack T. Gannon

**Address of Trustee:** 211 E. Franklin  
P. O. Box 1096  
Hillsboro, Texas 76645

**Recording Information:** Volume 1478, Page 753, Official Public Records, Hill County, Texas

**Property:** All that certain lot, tract or parcel of land lying and situated in the **McKinney & Williams Survey, A-671**, and the **J. A. Caruthers Survey, A-148**, Hill County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes.

**INDEBTEDNESS SECURED:**

**Name of Document:** Real Estate Lien Note (the "Note").

**Date:** April 4, 2007

**Face Amount:** \$37,000.00

**Maker:** Alfredo Garcia-Mora and spouse, Maria del Carmen Garcia

**Payee:** Steve R. Gilcrease

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The Payee of the Note and the Beneficiary of the Deed of Trust has requested that the undersigned, as Trustee under the Deed of Trust, sell the Property "AS IS" with the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust. Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the terms of the Deed of Trust.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on June 10, 2016.

\_\_\_\_\_  
**Jack T. Gannon,**  
**Trustee**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF HILL         §**

This instrument was acknowledged before me on June 10, 2016, by **Jack T. Gannon**, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

(seal)

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**

**Legal Description**

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being a part of the **McKinney & Williams Survey, A-671**, and the **J. A. Caruthers Survey, A-148**, and being more particularly described by metes and bounds as follows:

- BEGINNING** at the intersection of the south line of Walnut Street and the east line of Ivy Street in the City of Hillsboro, Hill County, Texas;
- THENCE** E with the south line of Walnut Street 60 feet;
- THENCE** S and parallel with the east line of Ivy Street 150 feet;
- THENCE** W and parallel with the south line of Walnut Street 60 feet to the east line of Ivy Street;
- THENCE** N with the east line of Ivy Street 150 feet to the **Point of Beginning**, being the same property described in Deed (Without Warranty) dated June 30, 1997, from Liberty Savings Bank, F.S.B. to Steve Gilcrease and Gayle Gilcrease, recorded in Volume 938, Page 236 of the Official Public Records of Hill County, Texas.