

201

**NOTICE OF TRUSTEE'S SALE**

Date: July 10, 2017

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2017 JUL 10 P 2:11

**Deed of Trust**

Date: June 3, 2013

Grantor: Robert A. Broker and wife, Linda M. Broker

Grantor's County: Hill County, Texas

Beneficiary: Jim D. Vaughn, LLC, a Texas limited liability company

Trustee: Michael W. McDonald

Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Recorded in Volume 1755, Page 555, Hill County Official Public Records

**Property:**

**PART ONE:**

All that certain lot, tract or parcel of land being 1.907 acres out of the W.B. Caldwell Survey, A-184, Hill County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

**PART TWO:**

A Redman Homes Manufactured Home, being Serial Nos. 12313200A and 12313200B.

**Note**

Date: June 3, 2013

Amount: \$63,000

Debtor: Robert A. Broker and wife, Linda M. Broker

Holder: Your Home Source, LLC

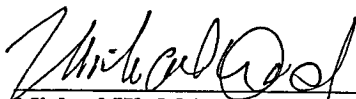
Date of Sale of Property (first Tuesday of month): August 1, 2017

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

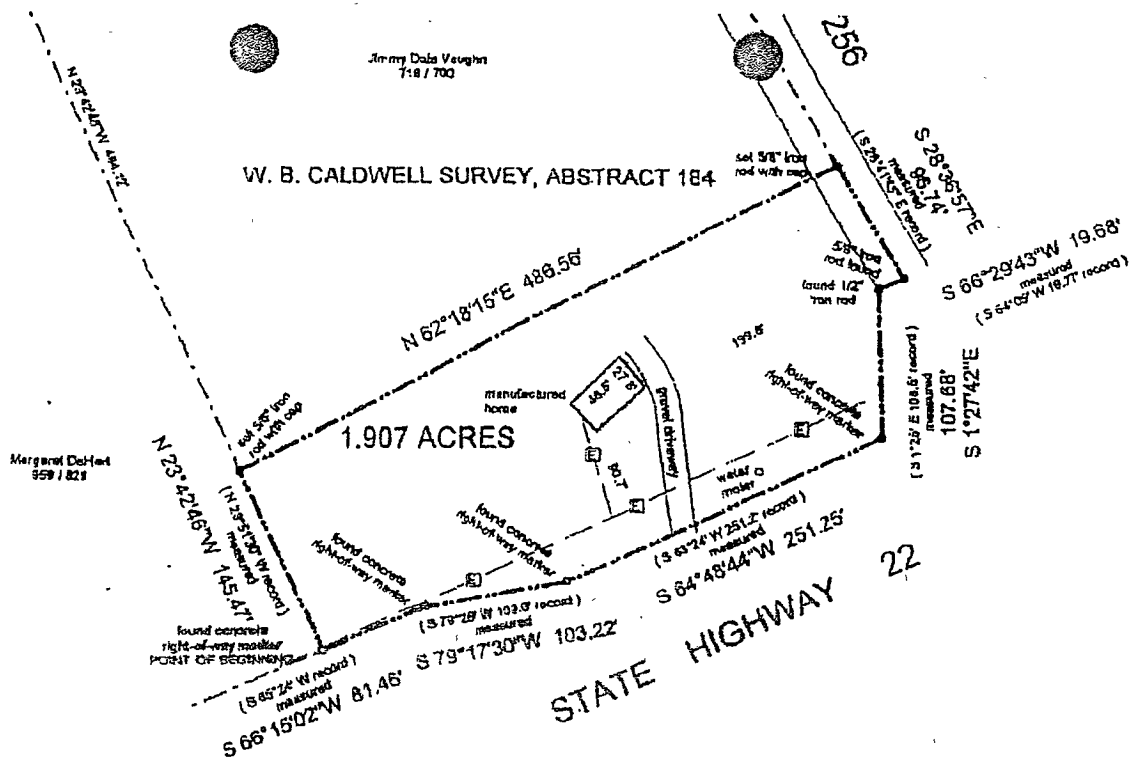
Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

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 to satisfy 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



All that certain lot, tract or parcel of land lying and situated in the W. B. Caldwell Survey, Abstract 184, Hill County, Texas, being a part of that same tract of land described as 7.084 acres in the Contract of Sale and Purchase from the Veterans Land Board of Texas to Jimmy Dale Vaughn dated October 25, 1989, recorded in Volume 716, Page 700 of the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a concrete highway right-of-way marker found for a corner the southwest corner of said 7.084 acre tract;  
**THENCE** North 23 degrees 42 minutes 48 seconds West 145.47 feet along the westerly line of said 7.084 acre tract to a 5/8 inch iron rod set for a corner;  
**THENCE** North 62 degrees 18 minutes 15 seconds East 486.56 feet to a 3/8 inch iron rod set for a corner lying in the center of County Road 1256 and in the easterly line of said 7.084 acre tract;  
**THENCE** South 28 degrees 38 minutes 57 seconds East 98.74 feet along the center of said road and easterly line of said 7.084 acre tract to a 5/8 inch iron rod found for a corner lying in the northerly line of State Highway 22;  
**THENCE** with the northerly line of said Highway the following courses and distances:  
 South 68 degrees 29 minutes 43 seconds West 19.88 feet to a 1/2 inch iron rod found for a corner,  
 South 01 degrees 27 minutes 42 seconds East 107.88 feet to a concrete highway right-of-way marker found for a corner,  
 South 84 degrees 48 minutes 44 seconds West 251.28 feet to a concrete highway right-of-way marker found for a corner,  
 South 79 degrees 17 minutes 30 seconds West 103.22 feet to a concrete highway right-of-way marker found for a corner and  
 South 66 degrees 15 minutes 02 seconds West 81.46 feet to the point of beginning and containing 1.907 acres of land more or less.

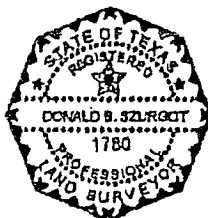
**Flood Statement:**

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480857 0007 A, this land/property, by scale, does not appear to lie within the 100 year flood zone.

**Surveyors Certificate:**

This plat represents an actual survey made on the ground under my supervision on September 30, 2001, and is true and correct to the best of my knowledge.

*Donald B. Szurgot*  
 Donald B. Szurgot  
 Registered Professional Land Surveyor  
 No. 1780, State of Texas



J. N. 081901 mih  
 Revised 06/10/05 CDA

**PLAT SHOWING  
 1.907 ACRES IN THE  
 W. B. CALDWELL SURVEY, ABSTRACT 184  
 HILL COUNTY, TEXAS.**

**SZURGOT SURVEYORS, INC.**  
 Land Surveyor  
 P.O. BOX 533  
 HILLSBORO, TEXAS 76845  
 Ph 254/582-3231  
 Fax 254/582-3234