

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2014 JAN 29 PM 2:46

Date: January 28, 2014

Deed of Trust

Date: September 3, 2009

Grantor: Dixie Roberts

Grantor's County: Hill County, Texas

Beneficiary: First Bank & Trust Company, Hubbard

Trustee: C.M. Newton III

Substitute Trustee: Stephanie Johnson

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

Recording Information: Volume 1614, page 563, Hill County Official Public Records

Property: All that certain lot, tract or parcel of land being 0.293 acres, M. Mata Survey, A-558, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: September 3, 2009

Amount: \$58,595.51

Debtor: Dixie Roberts

Holder: First Bank & Trust Company, Hubbard

Date of Sale of Property (first Tuesday of month): March 4, 2014

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 Substitute 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.

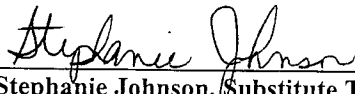

Stephanie Johnson, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, being .293 acres in the M. MATA Survey, Abstract 558, Hill County, Texas, being a part of .588 acres of land conveyed to B. F. Hurst, recorded in Volume 419, Page 340, Deed Records of Hill County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake being in the southwest line of said .588 acre tract being also North 30 West 85.0 feet from a 3 inch iron pipe being the South corner of said tract;

THENCE North 30 West with said southwest line a distance of 72.0 feet to a 1 inch iron pipe being in the southeast line of State Highway 31;

THENCE North 44 East with said southeast line a distance of 151.17 feet to an iron bar for a corner being also in the West line of Seeley Street;

THENCE South 32-47 East with the northeast line of said .588 acre tract and said West line a distance of 100.0 feet to an iron stake for corner;

THENCE South 54.45 West a distance of 151.0 feet to the place of beginning containing .293 acres of land, more or less, as surveyed on the ground by Stanley L. Jahn, Registered Engineer on June 21, 1973, and being the same and identical property described in a warranty deed from B. F. Hurst to C. M. Buchanan, dated June 26, 1973, recorded in Volume 526, Page 281, Deed Records of Hill County, Texas.