

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HILL

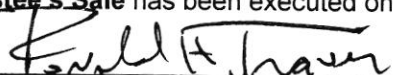
WHEREAS, on **November 9, 2000, Freddie O. Neumann**, as grantor(s) executed a Deed of Trust to to **Landmark Trading Company LP**, filed in **Deed Records, Hill County, Texas**, certain real property located in the County of **Hill**, State of Texas, and being more particularly described as **Lot 76, Meadowview Estates, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes, Texas**, to secure payment of one certain Real Estate Note in the amount of, **\$11,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Hill County, Texas**, in **Volume 1093, Page 308**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of Landmark Trading Company LP, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in April, 2019 at the **Hill County Courthouse, Hillsboro, Texas**. The same being **April 2, 2019, At the east door of the Hill County Courthouse, Hillsboro, Texas**.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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 **Substitute Trustee's Sale** has been executed on March 5, 2019.



Ronald H. Traver
Substitute Trustee

After Filing Return To:
JCEF Limited, A Limited Liability Company
8659 White Settlement Rd.
Fort Worth, Texas 76108

FILED
NICOLE TAMPER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 MAR -5 A 10:52

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in Section 20 of the Tyler County School Land Survey, Abstract 893, Hill County, Texas, being a part of that certain tract of land described as 290.86 acres in the deed from Thomas A. Kalina et ux to Landmark Trading Company, L.L.C., dated May 10, 1999, recorded in Volume 1020, Page 719 of the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for a corner, the southeast corner of that certain tract of land described as 2.57 acres in the deed from Landmark Trading Company, L.L.C. to Freddie O. Neuman recorded in Volume 1030, Page 504 of the Deed Records of Hill County, Texas, said beginning bears South 30 degrees 00 minutes East 2275.67 feet and North 60 degrees 00 minutes East 391.85 feet from the northwest corner of the said 290.86 acre tract;

THENCE North 40 degrees 56 minutes 45 seconds West 324.09 feet to a 5/8 inch iron rod for a corner lying on the southerly line of Meadow View Lane, a 60.0 foot public street;

THENCE in a northeasterly direction along the arc of a circular curve to the left having a radius of 547.06 feet, a distance of 104.51 feet along the southerly line of the said Meadow View Lane to a 5/8 inch iron rod set at the end of the said curve;

THENCE North 38 degrees 06 minutes 30 seconds East 34.49 feet continuing along the said southerly line to a 5/8 inch iron rod set for a corner;

THENCE South 51 degrees 53 minutes 30 seconds East 366.65 feet to a 5/8 inch iron rod set for a corner lying in the center of Little Cottonwood Creek;

THENCE following the meanders of the said creek the following calls: North 81 degrees 35 minutes 18 seconds West 9.47 feet to a 5/8 inch iron rod set for a corner; South 58 degrees 04 minutes 08 seconds West 118.50 feet to a 5/8 inch iron rod set for a corner; South 46 degrees 05 minutes 16 seconds West 82.45 feet to the point of beginning and containing 1.31 acres of land, more or less.

Meadowview - lot 76