

**NOTICE OF TRUSTEE'S SALE**

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, February 5, 2019 (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:** August 15, 2011

**Grantor:** James McClanahan and spouse, Arlynda McClanahan

**Beneficiary:** Scott M. Hill

**Trustee:** Gregg Hill

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

**Recording Information:** Volume 1685, Page 709, Official Public Records, Hill County, Texas

**Property:** All that certain lot, tract or parcel of land lying and situated in the **Leon County School Land Survey, A-514**, 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:** August 15, 2011

**Face Amount:** \$119,000.00

**Maker:** James McClanahan and spouse, Arlynda McClanahan

**Payee:** Scott M. Hill

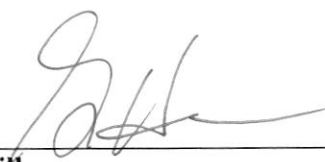
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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 JAN 11 P 3:29

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 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 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.**

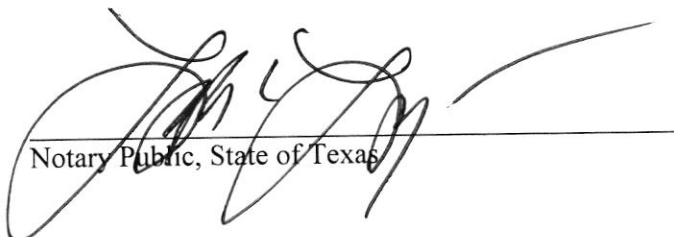
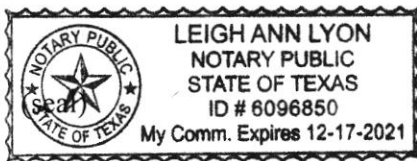
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on January 11, 2019.



\_\_\_\_\_  
**Gregg Hill,**  
**Trustee**

STATE OF TEXAS           §  
  §  
COUNTY OF HILL       §

This instrument was acknowledged before me on January 11, 2019, by **Gregg Hill**, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

## EXHIBIT A

### Legal Description

All that certain lot, tract or parcel of land out of Block 41, **Leon County School Land Survey, A-514**, Hill County, Texas, and being a portion of that certain tract of land conveyed by Lera Dameron Cloyd, a widow, to Edward Gregory and wife, Neli Gregory, by deed dated September 25, 1963, recorded in Volume 447, Page 178 of the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at an iron rod set in the south line of FM 310, N 60° 21' E 500.7 feet and S 29° 39' E 40.0 feet from the northwest corner of said Block 41 for the northwest corner of this;
- THENCE** with the south line of FM 310, N 60° 21' E 141.4 feet and N 60° 04' E 64.6 feet to an iron rod set for the northeast corner of this;
- THENCE** S 29° 56' E 1042.0 feet to an iron rod set for the southeast corner of this;
- THENCE** S 60° 42' W 205.7 feet to a fence corner post at the southeast corner of a 10.0 acre tract for the southwest corner of this;
- THENCE** N 30° 23' W 882.8 feet to a fence corner post at the northeast corner of said 10.0 acre tract for an angle point in this;
- THENCE** N 27° 30' W 151.7 feet along an old fence line to the **Point of Beginning**, containing 5.0 acres of land, more or less, and being the same and identical property as that described in Warranty Deed with Vendor's Lien dated August 15, 2011, from Scott M. Hill to James McClanahan and spouse, Arlynda McClanahan, recorded on August 22, 2011, in Volume 1685, Page 703 of the Official Public Records of Hill County, Texas.