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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2021 JAN 28 AM 10:39

DATE: JANUARY 28, 2021

DEED OF TRUST

Date: October 25, 2019

Grantor: Alfred Ramirez, Jr.

Beneficiary: Hubbard Family Housing, LLC

Trustee: Ronald F. Flatt, Sr.

Trustee's Address:

Ronald F. Flatt, Sr.
PO Box 1312
Hillsboro, Texas 76645-1312

Recorded in: Volume 2024, Page 834, Document No. 108302, Real Property Records,
Hill County, Texas

Property (including any improvements):

All that certain lot, tract or parcel of land situated in Hill County, Texas, being a part of the Dixon Spears Survey, A-838 and being a part of 99.2 acres of land conveyed by John R. Hughes, et al, to Neiman Marcus Company as shown by Deed recorded in Volume 222, Page 627 of the Deed of Records of Hill County, Texas.

BEGINNING at a point in the north line of said Survey, which point stands south 59 degrees 30 minutes west 119 varas from the Northeast corner of said 99.2 acres tract;

THENCE--- South 59 degrees 30 minutes west 183 varas to corner in public road;
THENCE--- South 27 degrees 45 minutes west 189 varas to corner in public road;
THENCE--- South 13 degrees 40 minutes west 61 varas to corner in public road;
THENCE--- South 20 degrees west 138.8 varas to a corner;
THENCE--- North 59 degrees 30 minutes east 468 varas to corner in the west side of State Highway 81;
THENCE--- North 45 degrees 40 minutes west 73 ½ varas to the place of beginning containing 12 1/3 acre of land according to a survey made upon the ground by Herman Eastland, Jr. on April 13, 1946.

SAVE AND EXCEPT, however all that certain 1 acre tract of land lying and situated in the Dixon Spears Survey, A-838, Hill County, Texas, more particularly described.

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Dixon Spears Survey, A-838, in Hill County, Texas. Said land is a part of that certain called 12 1/3 acre tract described in a deed from Mary Pearl Crisp to Betty Sue Birdwell recorded in Volume 550, Page 554 of the Deed Records of Hill County, more particularly described as follows.

Beginning at a 1/2" iron rod set in the center of HCR # 2452 and in the west line of said called 12 1/3 acre tract for the Northwest corner of this, said rod being North 13 degrees 15 minutes 13 seconds east 528.64 feet, North 14 degrees 45 minutes 45 seconds 127.85 feet, and North 34 degrees 02 minutes 21 seconds east 466.60 feet from a 3/8" iron rod found for the southwest corner of said 12 1/3 acre tract;

THENCE with the center of HCR #2452, North 34 degrees 02 minutes 21 seconds east 9.87 feet to a ½" iron rod set for the northwest corner of said 12 1/3 acre tract and North 61 degree 08 minutes 43 seconds east 199.72 feet to a ½ iron rod set for the northeast corner of this;

THENCE South 28 degrees 51 minutes 17 seconds east, at 13.50 feet passing a ½" iron rod set for offset, in all a distance of 209.00 feet to a 1/2 " iron rod set for the southwest corner of this;

THENCE South 61 degrees 08 minutes 43 seconds west 208.51 feet to a ½" iron rod set for the southwest corner of this;

THENCE North 28 degrees 51 minutes 17 seconds west, at 184.50 feet passing a ½" iron rod set for offset, in all a distance of 204.50 feet to the place of beginning, containing 1.000 acres of land, of which approximately 0.068 acres lies in the public road.

NOTE SECURED BY DEED IF TRUST:

Date: October 25, 2019
Original Principal Amount: \$160,000.00
Holder: Hubbard Family Housing, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 2nd day of March 2021.

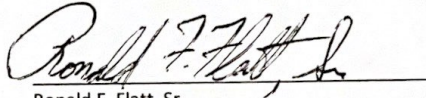
PLACE OF SALE OF PROPERTY:

County Courthouse of Hill County, Hillsboro, Texas at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than 3 hours after that time.

Because of default in performance of the Deed of Trust, Substitute Trustee will sell the property 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.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as member of the Texas National guard or the National Guard of another state or as a member of the reserve component of the armed forces of the United States, please send written notice of the active military services to the sender of this notice immediately.



Ronald F. Flatt, Sr.
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(254) 733-3515