

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

FILED
ROSE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 JAN 14 P 1:54

WHEREAS, on May 12, 2016, ROYCE SLATER and MELISSA PAYNE, executed a Deed of Trust conveying to DEREK HAUSHEER, Trustee, the Real Estate hereinafter described, to secure JES JOMEL, LLC, in the payment of a debt therein described, said Deed of Trust recorded in Volume 1866, Page 57, of the Deed Records of Hill County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and


WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 5th day of FEBRUARY, 2019, between eleven o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the east door of the Hill County Courthouse, 1 N. Waco Street, Hillsboro, Hill County, Texas, which is the place designated by the Hill County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.
ALSO KNOWN AS 801 NW 2ND STREET, HUBBARD, TEXAS 76648.

WITNESS MY HAND, this 14 day of January, 2019.



DARRIN W. STANTON, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land being all of Lot One (1), all of Lot Two (2), part of Lot Seven (7), part of Lot Eight (8) and a 20.0 foot alley, Block Seventy-Two (72) of the Original Town of Hubbard according to the revised map recorded in Volume 516, Page 788-793 of the Deed Records of Hill County, Texas, filed July 31, 1972 and also being a tract of land out of the J. Beasley Survey, Abstract 42 and Abstract 43, being a portion of the Third Tract, a portion of the Sixth tract and all of the Fifth Tract as conveyed by Geneva White to Royce M. Hall by deed filed for record August 5, 1983 in Volume 634, Page 849 of the Deed Records of Hill County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for a corner, the most northerly corner of the above mentioned Lot 1, Block 72, said point being the intersection point of the southeasterly line of North Second Street and the southwesterly line of Mesquite Avenue, said point also being the most northerly corner of the above mentioned Fifth Tract;

THENCE South 45 degrees East, a distance of 165.37 feet along the right of way of said Mesquite Avenue to 2 3/8 inch iron rod found lying in a fence for a corner;

THENCE South 44 degrees 14 minutes 15 seconds West, a distance of 91.02 feet generally along a fence and along the northwesterly line of said Fourth Tract to a 3/8 inch iron rod found for a corner;

THENCE South 51 degrees 48 minutes 49 seconds West, a distance of 213.45 feet generally along a fence to a 1 inch axle found for a corner;

THENCE North 30 degrees 29 minutes 37 seconds West, a distance of 186.70 feet generally along a fence to a 3/8 inch iron rod found lying in the southeasterly right of way of Cemetery Road, for a corner;

THENCE North 57 degrees 40 minutes 13 seconds East, a distance of 180.76 feet along said southeasterly right of way line to a 3/8 inch iron rod found for a corner;

THENCE North 44 degrees 53 minutes 30 seconds East, a distance of 79.83 feet along the southeasterly right of way line of North 2nd Street to the point of beginning and containing 1.12 acres of land more or less.