

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

DATE: September 9, 2016

2016 SEP 12 A 10: 00

DEED OF TRUST:

Date: December 28, 2006

Grantor: MELVIN CLEMONS and MARYLIN CLEMONS

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC.

Trustee: MICHELLE BESHEARS

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, KAM COOK, DAVID TEEL, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, KAM COOK and DAVID TEEL
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Volume 1488, Page 370, Real Property Records, Hill County, Texas

PROPERTY:

Being 12.00 acres of land in Hill County, Texas, being a part of Tract or Lot Twenty Seven B (27B) in the Cottonwood Ranch Subdivision, Section Three, as shown on slide 165AB of the Plat Records of Hill County, Texas and being further described by the attached "Exhibit A".

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of October, 2016.

PLACE OF SALE OF PROPERTY (including county):

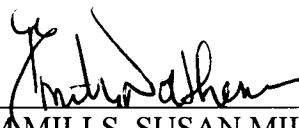
County Courthouse of Hill County, Hillsboro, Texas, at area designated by County Commissioners for said sales.

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 three hours after that time.

Because of default in performance of the obligations 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 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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, KAM COOK and
DAVID TEEL
P.O. Box 9932
Austin, Texas 78766
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LEGAL DESCRIPTION

12.00 Acres

G. M. Winkler Survey, Abstract 979
Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the G. M. Winkler Survey, Abstract 979, Hill County, Texas, being a part of that certain tract of land described as Lot 27B, in Cottonwood Ranch, Section 3, according to the plat recorded as Slide 167AB of the Plat Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found for a corner, a control monument, lying in the west line of Cottonwood Drive, the northeast corner of the said Lot 27B;

THENCE South 02 degrees 49 minutes 53 seconds East (basis of bearings), 410.62 feet to a 5/8 inch iron rod set for a corner, lying in the east line of the said Lot 27B, said corner bears North 02 degrees 49 minutes 53 seconds West, 400.21 feet from a 3/4 inch iron rod found for the southeast corner of the said Lot 27B, a control monument;

THENCE North 60 degrees 51 minutes 38 seconds West, 1705.20 feet to a 5/8 inch iron rod set for a corner, lying in the west line of the said Lot 27B;

THENCE North 57 degrees 58 minutes 11 seconds East, 397.62 feet to a 5/8 inch iron rod found for a corner, the northwest corner of the said Lot 27B;

THENCE South 60 degrees 51 minutes 38 seconds East, 1298.04 feet to the point of beginning and containing 12.00 acres of land more or less.

EXHIBIT A, solo page

NOTE: The company does not represent that the above acreage or square footages calculations are correct.