

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 FEB - 9 A 10: 59

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 9, 2016

DEED OF TRUST:

Date: May 4, 2010

Grantor: ELLIS D FRANKLIN and SHARRON FRANKLIN, Husband and Wife

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC., Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL and DOUG DEAL or either of them

Substitute Trustee's Address:

PO BOX 399
China Spring, McLennan, Texas 76633
(254-932-5005

Recorded as: Document No. 00036960, Real Property Records, Hill, County, Texas.

PROPERTY:

Tract or Lot Twenty Seven B1 (27B1) 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, being more particularly described in Deed Of Trust recorded as Document No.00036960 Real Property Records, Hill County, Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): March 1, 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.

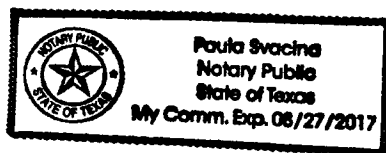
If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military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



BERT DICKENS, INC.
JERI DEAL, DOUG DEAL
PO BOX 399
CHINA SPRING, TEXAS 76633
(254) 932-5005

STATE OF TEXAS §
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COUNTY OF Hill §

This instrument was acknowledged before me on the 9 day of February, 2016, by Jeri Deal.



Paula Swacina
NOTARY PUBLIC