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NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 JUN -8 P 2:30

Date: June 7, 2018

Trustee: KENT BRATCHER

Trustee's Address: P.O. Box 21473, Waco, TX 76702-1473

Mortgagee: ROBERT W. CLARK and ROBERT G. CLARK and wife, IRIS A. CLARK

Note:

Deed of Trust

Date: May 7, 2017

Grantor: MARK SCOTT and wife, CAROL SCOTT

Mortgagee: ROBERT W. CLARK and ROBERT G. CLARK and wife, IRIS A. CLARK

Recording information: Document No. 30-00089157 recorded in Volume 1911, Page 682 of the Official Public Records of Hill County, Texas

Property: BEING all that certain lot, tract or parcel of land being part of Block 36, Original Town of Hubbard, Hill County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Hill

Date of Sale (first Tuesday of month): August 7, 2018

Time of Sale: The sale shall begin between ten o'clock (10:00) a.m. and four o'clock (4:00) p.m. and beginning not earlier than 10:00 a.m. or not later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place of Sale: East side of the Courthouse on the steps which is the place designated by the Hill County Commissioner's Court.

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.

KENT BRATCHER is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

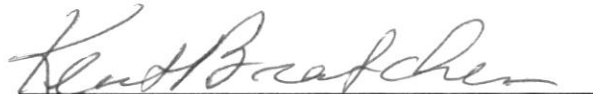
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



KENT BRATCHER, Trustee
SMITH & BRATCHER, P.C.
American Plaza, Ste 420
P.O. Box 21473
Waco, TX 76702-1473
(254) 751-0044
(254) 751-0049 [fax]
kbratcher@hot.rr.com

CERTIFICATE OF POSTING

My name is KENT BRATCHER, and my address is c/o Smith & Bratcher, P.C. 200 West Highway 6, Ste 420, Waco, Texas 76712. I declare under penalty of perjury that on June 8th, 2018 I filed at the office of the Hill County Clerk and caused to be posted at the Hill County Courthouse this notice of sale.



KENT BRATCHER

All that certain lot, tract or parcel of land lying and situated in the City of Hubbard, Hill County, Texas, being a part of Block 38 of the Original Town of Hubbard according to the plat recorded in Volume 41, Page 14 in the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for a corner, lying in the intersection point of the southeasterly right-of-way line of State Highway 31 (a.k.a. North Fourth Street) with the southwesterly right-of-way line of Live Oak Avenue, being the northeast corner of said Block 36;

THENCE South 45 degrees 00 minutes 00 seconds East 226.29 feet along the southwesterly line of said Live Oak Avenue to a 5/8 inch iron rod set for a corner;

THENCE South 44 degrees 31 minutes 03 seconds West 99.09 feet to a 5/8 inch iron rod set for a corner;

THENCE South 45 degrees 00 minutes 58 seconds East 72.88 feet to a 5/8 inch iron rod set for a corner, lying in the northwesterly right-of-way line of said North Third Street;

THENCE South 45 degrees 00 minutes 00 seconds West 72.62 feet along the northwesterly line of said North Third Street to a 5/8 inch iron rod set for a corner;

THENCE North 44 degrees 32 minutes 56 seconds West 62.60 feet to a 5/8 inch iron rod set for a corner;

THENCE South 45 degrees 47 minutes 35 seconds West 78.82 feet to a 5/8 inch iron rod set for a corner;

THENCE North 45 degrees 00 minutes 00 seconds West 236.31 feet to a 5/8 inch iron rod set for a corner, lying in the southeasterly right-of-way line of said Highway 31;

THENCE North 45 degrees 00 minutes 00 seconds East 250.00 feet along the southeasterly right-of-way line of said Highway 31 to the point of beginning and containing 62777.8 square feet of land more or less.

EXHIBIT A, solo page