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HILL COUNTY, TEXAS

2022 JAN -6 PM 1:57

### Notice of Trustee's Sale

Date: January 6, 2022

Substitute Trustee: ASHLEY ANNE MENDEZ COPE  
Substitute Trustee's Address: 1298 Lakeside Drive, Eagle Lake, Texas 77434 (Colorado County)

Substitute Trustee: JOSEPH NOEL COPE  
Substitute Trustee's Address: 1298 Lakeside Drive, Eagle Lake, Texas 77434 (Colorado County)

Substitute Trustee: MARY COPE- RUTLEDGE  
Substitute Trustee's Address: 7626 Hwy 60 #14, Wallis, Texas 77485 (Austin County)

Mortgagee: Sally Herman Berry  
Mortgagee's Address: 1298 Lakeside Drive, Eagle Lake, Texas (Colorado County)

Mortgage Servicer: Sally Herman Berry  
Mortgage Servicer's Address: 1298 Lakeside Drive, Eagle Lake, Texas 77434 (Colorado County)

Note:

Date: June 1, 2006  
Borrower: KENNETH L. FERRIER and CHERIE R. FERRIER, Husband and Wife  
Lender: SALLY A. HERMAN  
Property (including any improvements): The property containing 5.034 acres of land, more or less, in Hill County, Texas, which is more fully described in an exhibit which is attached

Deed of Trust

Date: June 1, 2006  
Grantor: KENNETH L. FERRIER and CHERIE R. FERRIER, Husband and Wife  
Grantor's Mailing Address: 313 HCR 1221, Blum, Texas 76627 (Hill County)  
Trustee: LEWIS E. BERRY, JR.  
Trustee's Mailing Address: P.O. Box A, Zephyr, Texas 76890 (Brown County)  
Lender: SALLY A. HERMAN  
Lender's Mailing Address: P.O. Box 810, Zephyr, Texas 76890 (Brown County)  
Recording Information: Recorded July 26, 2006, Book 1430 Page 0127 In the Official Public Records of Hill County, Texas  
Property (including any improvements): The property containing 5.034 acres of land, more or less, in Hill County, Texas, which is more fully described in an exhibit which is attached hereto and incorporated herein.

Date of Sale (first Tuesday of month): February 1, 2022

Time of Sale: Not Before 12:00 P.M. or within 3 hours thereafter.

Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or if the preceding area is no longer the designated area, at the area most recently 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.

Substitute Trustees are: ASHLEY ANNE MENDEZ COPE, JOSEPH NOEL COPE, MARY COPE- RUTLEDGE; any to act.

Appointed under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees 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.

  
Substitute Trustee

  
Substitute Trustee

  
Substitute Trustee

All that certain lot, tract, or parcel of Land, being a part of a 260.519 acre lot, tract or parcel of Land out of the Maria Rosa Urrutia and the P. J. George Surveys in Hill County, Texas and more particularly being a part of that same property conveyed by G. W. Crow to A. W. Crow as recorded August 4, 1919 in Volume 184 Page 571 of the Deed Records of Hill County, Texas and being described by metes and bounds as follows:

Beginning at a steel pin near a planted stone monument for the NE corner of said 269.519 acre tract, said planted stone being at the NE corner of Lot Number 4 of the partition of the P. J. George Survey;

Thence S  $28^{\circ} - 00' - 55''$  E 1479.28 feet along fence to steel pin at a point for corner;

Thence S  $37^{\circ} - 48' - 02''$  W 213.14 feet along fence to steel pin for angle point;

Thence S  $19^{\circ} - 58' - 01''$  W 146.63 feet along fence to steel pin for angle point;

Thence S  $1^{\circ} - 27' - 36''$  W 119.14 feet along fence to steel pin for angle point;

Thence S  $23^{\circ} - 54' - 15''$  E 90.13 feet along fence to steel pin for angle point;

Thence S  $31^{\circ} - 08' - 04''$  E 962.32 feet along fence to steel spike in center of County Road at a point for corner;

Thence S  $62^{\circ} - 45' - 50''$  W 1820.67 feet along center of said County Road to steel spike for angle point;

Thence S  $61^{\circ} - 18' - 28''$  W 1758.69 feet along center of said County Road to steel spike at a point for corner;

Thence N  $30^{\circ} - 00' - 00''$  W 1795.00 feet along center of said County Road to steel spike at point for a place of beginning of this tract;

Thence N  $30^{\circ} - 30' - 00''$  W 482.32 feet along center of said County road to steel spike at intersection with center of Old Blum Road at a point for corner of this tract;

Thence N  $62^{\circ} - 29' - 36''$  E 260.31 feet along center of Old Blum Road to steel spike at a point for corner of this tract;

Thence S  $15^{\circ} - 15' - 24''$  E 47.20 feet to steel pin at a point for corner of this tract;

Thence S  $79^{\circ} - 20' - 25''$  E 386.11 feet along fence to steel pin for angle point of this tract;

Thence S  $70^{\circ} - 35' - 56''$  E 228.87 feet along fence to steel pin at a point for corner at this tract;

Thence S  $60^{\circ} - 00' - 00''$  W 689.90 feet to the place of beginning; containing 5.034 acres of land, more or less.