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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 AUG 21 PM 2:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 21, 2023

Deed of Trust

Date: October 15 2018

Grantor: Derek Scott Rateliff and wife, Amanda L. Tardy

Grantor's County: Hill County, Texas

Beneficiary: Citizens State Bank Whitney, Texas

Trustee: Will H. Pinner

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Recorded in Volume 1974, Page 561, Hill County Official Public Records

Property:

PART ONE: All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, being all of Lots Thirty-Six (36) and Thirty-Seven (37), Wild Oaks Subdivision, in accordance with the plat of said subdivision, recorded in Volume 1, Page 34 of the Plat Records of Hill County, Texas and Volume 616, page 67, Deed Records of Hill County, Texas, being the same and identical property described in a Warranty Deed from Thomas Elwood Ward et ux to Tammy Norton dated November 22, 2013, recorded in Volume 1775, Page 601, Official Public Records of Hill County, Texas.

PART TWO: A single wide Tidwell Homes of Texas manufactured home being Label No. TEX0242283 and Serial No. TWTTXIS2028. Said manufactured home hereinafter referred to as the "Manufactured Home" has been permanently attached to the property described in Part One above and made a part of the real property in accordance with Section 2.001 and Chapter 63, both of the Texas Property Code, and Chapter 1201 of the Texas Occupations Code.

Note

Date: October 15, 2018

Amount: \$28,000

Debtor: Derek Scott Rateliff and wife, Amanda L. Tardy

Holder: Citizens State Bank Whitney, Texas

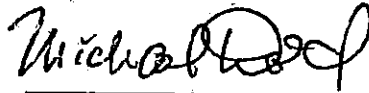
Date of Sale of Property (first Tuesday of month): October 3, 2023

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.



Michael W. McDonald, Substitute Trustee