

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**DATE:** August 13, 2018

2018 AUG 14 P 12: 36

**DEED OF TRUST:**

Date: February 12, 2009

Grantor: RAYMOND TOVAR

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC. a Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL

Substitute Trustee's Address:

406 NE 6<sup>TH</sup> St  
Hubbard, Hill, Texas 76648  
(254) 326-1269

Recorded as: Volume 1595 Page 28, Real Property Records, Hill County, Texas.

**PROPERTY:**

Tract or Lot Thirty "B" (30B) being 11.25 acres in the Cottonwood Ranch Subdivision, Section Three, as shown on slide 167 AB of the plat records of Hill County, Texas and being further described by the attached "Exhibit A" also having one 2001 Barton Creek manufactured home Label# NTA1106579 Serial# 1PTX9830TX.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** September 4, 2018

**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.**

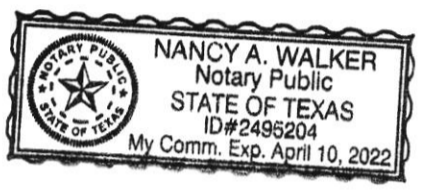
**If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military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

*Jeri Deal*

BERT DICKENS, INC.  
JERI DEAL  
406 NE 6<sup>th</sup> St  
Hubbard, TEXAS 76648

STATE OF TEXAS                   §  
  §  
COUNTY OF Hill                   §

This instrument was acknowledged before me on the 13<sup>th</sup> day of August,  
2018, by Jeri Deal



*Nancy A. Walker*  
NOTARY PUBLIC

Exhibit "A"

**SZURGOT SURVEYORS, INC.**

Land Surveyors

P. O. Box 533

125 NO. COVINGTON STREET

Hillsboro, Texas 76645

254.582.3231

1.877.798.7468

Fx. 254.582.3234

E-mail Address: Szurveyors @ hillsboro.net

LEGAL DESCRIPTION

TRACT "30B" 11.25 Acres  
Section Three, Cottonwood Ranch  
Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the Tyler County School Land Survey, Abstract 893, and the G. M. Winkler Survey, Abstract 979, Hill County, Texas, being a part of that certain tract of land described as Tract 30, Section Three, Cottonwood Ranch, recorded in Slide 167AB of the Plat Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for a corner, the northwest corner of the said Tract 30, (control monument);  
THENCE North 61 degrees 56 minutes 23 seconds East 424.84 feet along the northerly line of the said Tract 30 to a 5/8 inch iron rod set for a corner;  
THENCE South 29 degrees 32 minutes 00 seconds East 1144.66 feet to a 5/8 inch iron rod set for a corner;  
THENCE North 71 degrees 04 minutes 45 seconds East 328.55 feet to a 5/8 inch iron rod set for a corner lying in a circular curve to the left having a radius of 50.0 feet;  
THENCE in a southerly direction along the said circular curve to the left a distance of 32.6 feet to a 5/8 inch iron rod set for a corner;  
THENCE South 71 degrees 04 minutes 45 seconds West 736.12 feet to a 5/8 inch iron rod found for a corner, the southeast corner of the said Tract 30;  
THENCE North 29 degrees 55 minutes 14 seconds West 1107.96 feet along the westerly line of the said Tract 30 to the point of beginning and containing 11.25 acres of land more or less.

This description is based on the survey and plat made by Donald B. Szurgot, Registered Professional Land Surveyor, No. 1780 on May 11, 2004.

Donald B. Szurgot  
Registered Professional Land Surveyor  
No. 1780, State of Texas



004740

FILED  
AT 9:00 O'CLOCK A M  
ON THE 1 DAY OF May  
A.D., 2006.

STATE OF TEXAS  
COUNTY OF HILL

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Hill County, Texas.



Nicole Tanner  
County Clerk, Hill County, Texas

BY A Wood DEPUTY

RECORDED 5-1-06

Nicole Tanner  
COUNTY CLERK, HILL CO. TEXAS

BY Jana Barnett  
DEPUTY

BOOK 1410 PAGE 0340