

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 30, 2020

FILED 4:10 P. M

Deed of Trust

Date: July 15, 2014

Grantor: Ronald Perry Skiver and wife, Rhonda Dee Skiver

Grantor's County: Hill County, Texas

Beneficiary: Abdul H. Javeed and wife, Joan S. Javeed

Trustee: Christopher E. Baker

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: 62 West Elm, P. O. Box 257, Hillsboro, Hill County, Texas 76645

Recording Information: Volume 1798, Page 67, Hill County Official Public Records.

MAR 30 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY [Signature] DEPUTY

Property: All that certain lot, tract or parcel of land being 8.95 acres, John Hayes Survey, A-361, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: July 15, 2014

Amount: \$225,000

Debtor: Ronald Perry Skiver and wife, Rhonda Dee Skiver

Holder: Abdul H. Javeed and wife, Joan S. Javeed

Date of Sale of Property (first Tuesday of month): May 5, 2020

Earliest Time of Day at which Sale will Occur: 1:00 p.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.

[Signature]

Michael W. McDonald, Substitute Trustee

All that certain lot, tract, or parcel of land situated in the John Hayes Survey, Abstract 361, Hill County, Texas, being a part of that certain tract of land described as 44.141 acres in the deed from Adam C. Metts, et ux., to Abdul H. Javeed, et ux., dated February 24, 2009, recorded in Volume 1588, Page 26 in the Official Public Records, Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch steel rebar found (control monument) in the northerly edge of HCR 4403 (Hill County Road 4403), the southeast corner of said Javeed tract and the southwest corner of that certain tract of land described in the deed to John and Cheryl Sayers recorded in Volume 664, Page 200 in the Deed Records, Hill County, Texas;

THENCE South 60 degrees 00 minutes 00 seconds West along the southerly line of said Javeed tract and the northerly edge of said HCR 4403, 339.50 feet to a 1/2 inch steel rebar set at a corner, the southeast corner of that certain tract of land described in the deed to James R. Johnson, et ux., recorded in Volume 1425, Page 166 in said Official Public Records;

THENCE North 30 degrees 00 minutes 00 seconds West, generally along a fence and along the common line of said Javeed and Johnson tracts, 469.60 feet to a 1/2 inch steel rebar set at the northeast corner of said Johnson tract;

THENCE North 41 degrees 17 minutes 00 seconds West 425.44 feet to a 2-1/2 inch steel fence post found at a corner;

THENCE North 14 degrees 33 minutes 39 seconds West 181.82 feet generally along a fence to a 1/2 inch steel rebar set at a corner,

THENCE North 58 degrees 12 minutes 15 seconds East 373.63 feet partially along a fence to a 1/2 inch steel rebar set at a corner, lying in the common line of said Javeed and Sayers tracts, said rebar bears South 30 degrees 02 minutes 52 seconds East 625.23 feet from a 5/8 inch steel rebar found (control monument) for reference in said Javeed and Sayers common line;

THENCE South 30 degrees 02 minutes 52 seconds East (Bearing Baseline) 1073.79 feet along the common line of said Javeed and Sayers tracts to the point of beginning and containing 8.95 acres of land as surveyed on the ground June 3, 2014 by Szurgot and Peede Land Surveyors, LTD.