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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**DATE:** May 13, 2016

2016 MAY 17 P 3:36

**DEED OF TRUST:**

Date: May 4, 2010

Grantor: ELLIS D FRANKLIN and SHARRON FRANKLIN, Husband and Wife

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC., Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL and DOUG DEAL or either of them

Substitute Trustee's Address:

PO BOX 399  
China Spring, McLennan, Texas 76633  
(254)-932-5005

Recorded as: Document No. 00036960, Real Property Records, Hill, County, Texas.

**PROPERTY:**

Tract or Lot Twenty Seven B1 (27B1) being 12.00 acres of land in Hill County, Texas, being a part of Tract or Lot Twenty Seven B (27B) in the Cottonwood Ranch Subdivision, Section Three, as shown on slide 165AB of the Plat Records of Hill County, Texas, being more particularly described in Deed Of Trust recorded as Document No.00036960 Real Property Records, Hill County, Texas.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** May 7, 2016.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Hill County, Hillsboro, Texas, at area designated by County Commissioners for said sales.

NICOLE TANNING  
HILL COUNTY CLERK  
HILL COUNTY, TEXAS  
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The earliest time at which a sale will occur is 10:00 a.m., provided the sale is 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.

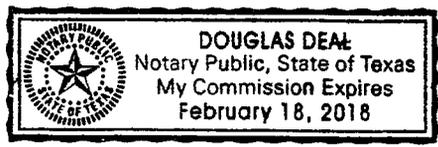
**Assert and protect your rights as a member of the armed forces of the United States.**

**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.**

BERT DICKENS, INC.  
JER DEAL, DOUG DEAL  
PO BOX 399  
CHINA SPRING, TEXAS 76633  
(254) 932-5005

STATE OF TEXAS                   §  
   §  
COUNTY OF Bosque           §

This instrument was acknowledged before me on the 13 day of May, 2016, by Geri Deal.

  
NOTARY PUBLIC