

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**DATE:** December 12, 2016

2016 DEC 13 P 3:49

**DEED OF TRUST:**

Date: February 18, 2010

Grantor: JOSE FLORES AND MARIA FLORES, Husband and Wife

Grantor's County: HILL

Beneficiary: BERT DICKENS, INC., Texas Corporation

Trustee: KRISTI GUERRA

Substitute Trustee: JERI DEAL

Substitute Trustee's Address:

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

Recorded as: Volume 1640 Page 132, Real Property Records, Hill, County, Texas.

**PROPERTY:**

Tract or Lot Eleven "C" (11C), being 15.00 acres of land in Hill County, Texas being part of Tract Eleven (11) the Cottonwood Ranch Subdivision, Section 3, as shown on slide 165AB of the Plat Records of Hill County, Texas. See attached Exhibit "A"

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** January 3, 2017.

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

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

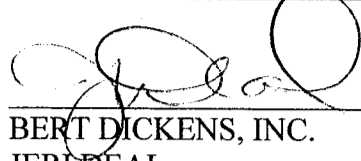
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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**

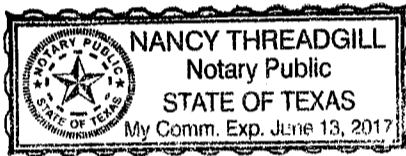
**member of a reserve component of the armed forces of the United States, please send  
written notice of the active duty military services to the sender of this notice immediately.**



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

STATE OF TEXAS                   §  
   §  
COUNTY OF McLennan       §

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



  
NOTARY PUBLIC

Exhibit 'A'

LEGAL DESCRIPTION  
15.00 ACRES

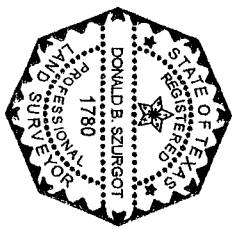
All that certain lot, tract or parcel of land situated in the Tyler County School Land Survey, Abstract 893, and the C. M. Winkler Survey, Abstract 979, Hill County, Texas, being a part of the same tract of land described as Tract 11, Cottonwood Ranch, Section 2, according to the plat recorded in Slide Number 169A 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 (control monument), the most northerly northeast corner of said tract 11;  
THENCE South 29 degrees 32 minutes 00 seconds East 404.84 feet to a 5/8 inch iron rod set for a corner;  
THENCE South 57 degrees 10 minutes 01 seconds West 1288.58 feet to a 5/8 inch iron rod set for a corner;  
THENCE South 59 degrees 54 minutes 26 seconds West 1094.42 feet, said corner bears North 30 degrees 00 minutes 00 seconds West 345.00 feet from the most southerly southwest corner of said tract 11;  
THENCE North 30 degrees 00 minutes 00 seconds West 15.00 feet to a 5/8 inch iron rod set for a corner;  
THENCE North 59 degrees 54 minutes 26 seconds East 942.48 feet to a 5/8 inch iron rod set for a corner;  
THENCE North 30 degrees 00 minutes 00 seconds West 461.48 feet to a 5/8 inch iron rod set for a corner, said corner bears North 60 degrees 18 minutes 24 seconds East 871.97 feet from a 5/8 inch iron rod found for a corner (control monument), the northwest corner of Tract 11;  
THENCE North 60 degrees 18 minutes 24 seconds East 1442.26 feet to the point of beginning and containing 15.00 acres of land more or less.

Surveyor Certificate:

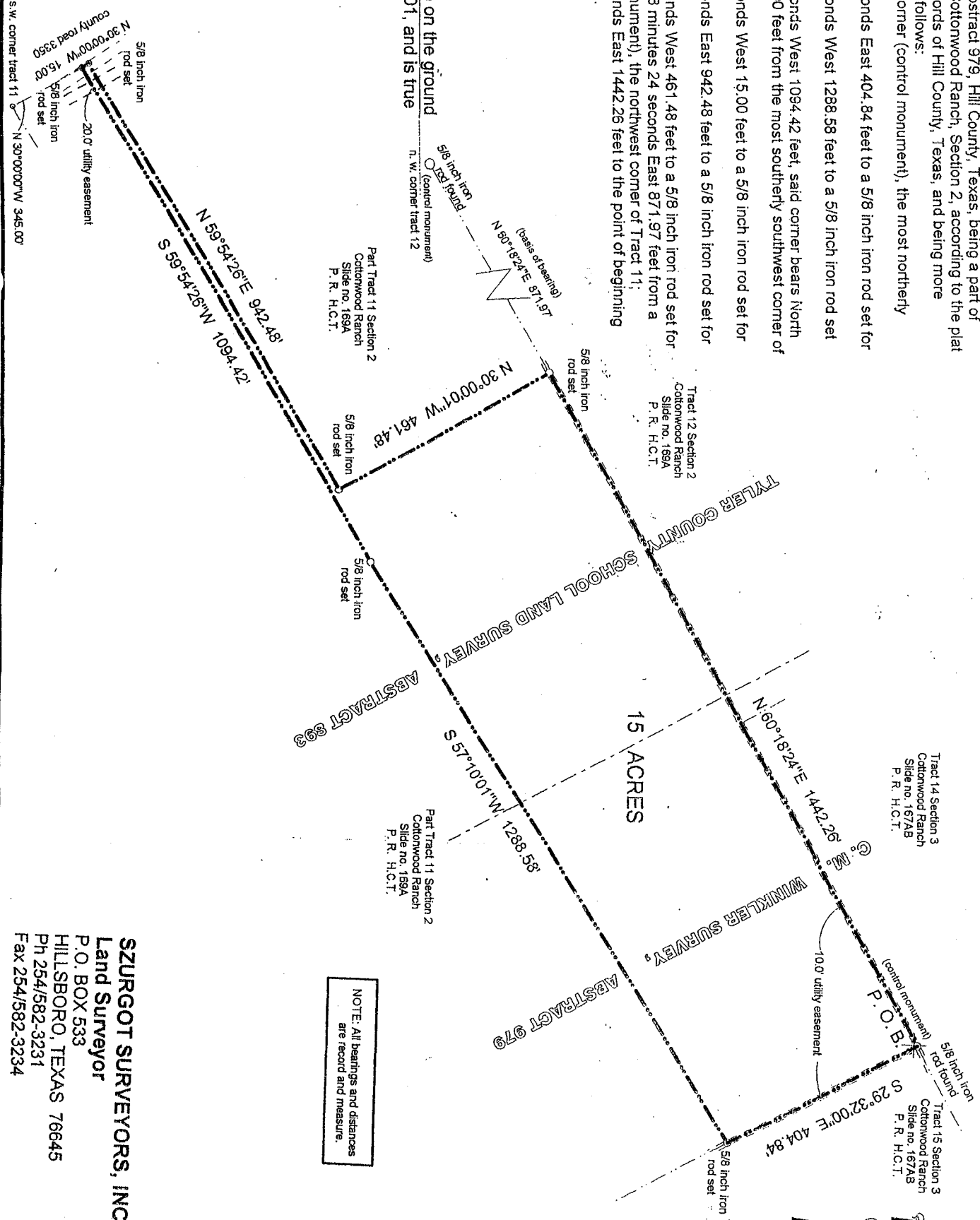
This plat represents an actual survey made on the ground under my supervision on December 04, 2001, and is true and correct to the best of my knowledge.

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



TRACT 11C

15 ACRES



NORTH SCALE: 1" = 200'

NOTE: All bearings and distances are record and measure.

**SZURGOT SURVEYORS, INC.**  
Land Surveyor  
P.O. BOX 533  
HILLSBORO, TEXAS 76645  
Ph 254/582-3231  
Fax 254/582-3234