

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 11, 2016

Deed of Trust

Date: May 21, 2014

Grantor: Molly Properties, Inc., a Texas corporation

Grantor's County: Hill

Beneficiary: David R. Teel and wife, Ann B. Teel

Trustee: Eddy Atkins

Substitute Trustee: Michael W. McDonald

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

Recording Information: Volume 1791, Page 215, Hill County Official Public Records

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 APR 11 P 3:09

Property:

All that certain lot, tract or parcel of land being 0.592 acres, H. Weatherby Survey, A-972 Hill County, Texas, more particularly described by metes and bounds on the survey plat and field notes prepared by Jessie Joseph Ince, Registered Professional Land Surveyor, dated February 20, 2006, marked Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: May 21, 2014

Amount: \$135,000.00

Debtor: Molly Properties, Inc., a Texas corporation

Holder: David R. Teel and wife, Ann B. Teel

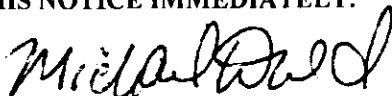
Date of Sale of Property (first Tuesday of month): May 3, 2016

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 to satisfy 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

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
FAX: (254)694-7230

Field notes for the survey of that certain lot, tract, or parcel of land lying and situated in the Maywood Weatherby Survey A-972 in the City of Millsboro, Hill County, Texas and being a part of that certain 1.69 acre tract described in a deed from Della Buie to W. B. Rich et ux, Bonnie Rich recorded in Volume 457, Page 273 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from David R. Teel et ux, Ann B. Teel to Noel H. Jaimes recorded in Volume 1224, Page 218 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a cotton spindle set at the intersection of the west line of Interstate Highway 35 with the north line of East Franklin Street for the southeast corner of said 1.69 acre tract and for the southeast corner of this:

THENCE with the north line of East Franklin Street, S81°44'22"W 249.42 feet to a 3" iron axle found for the southwest corner of said 1.69 acre tract, for the southeast corner of that certain 1.25 acre "Tract One" described in a deed to Chandrakant V. Mistry recorded in Volume 716, Page 798 of the Deed Records of Hill County, and for the southwest corner of this:

THENCE with the east line of said Chandrakant "Tract One" and with the west line of said 1.69 acre tract, N00°48'28"E 102.50 feet to a 5/8" iron rod found for the northwest corner of this:

THENCE S89°55'22"E 99.97 feet to a 1/2" iron rod found for an inside ell corner of this;

THENCE N00°00'42"E 13.87 feet to a railroad spike found for an outside ell corner of this;

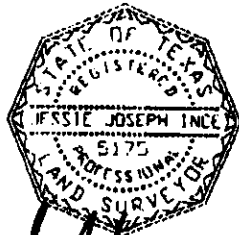
THENCE N88°48'29"E 54.75 feet to an "X" found cut in concrete for an inside ell corner of this;

THENCE N00°49'58"W 31.40 feet to a railroad spike found for an outside ell corner of this;

THENCE S88°29'28"E 93.51 feet to a 1/2" iron rod set in the east line of said 1.69 acre tract and in the west line of Interstate Highway 35 for the northeast corner of this;

THENCE with the west line of Interstate Highway 35, S01°14'03"W 110.50 feet to the place of beginning, containing 0.592 acres of land.

A plat of even date accompanies these field notes.



Fessie Joseph Ince
Registered Professional Land Surveyor
02/20/06

