

Hill County

**NOTICE OF TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2018 JAN -4 A 9:05

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, February 6, 2018 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

**PLACE OF SALE:** Hill County Courthouse steps outside the east door of the Hill County Courthouse, Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the east door in the event of inclement weather), to the highest bidder for cash. The east side of the Hill County Courthouse faces Waco Street.

**DEED OF TRUST LIEN:**

**Name of Document:** Deed of Trust (the "Deed of Trust")

**Date:** January 26, 2011

**Grantor:** Juventino Vazquez and spouse, Cecilia Bonilla

**Beneficiary:** Steve R. Gilcrease

**Trustee:** Jack T. Gannon

**Address of Trustee:** 211 E. Franklin  
P. O. Box 1096  
Hillsboro, Texas 76645

**Recording Information:** Volume 1665, Page 728, Official Public Records, Hill County, Texas

**Property:** All that certain lot, tract or parcel of land lying and situated in the **J. A. Hanley Survey, A-403**, in the City of Hillsboro, Hill County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes.

**INDEBTEDNESS SECURED:**

**Name of Document:** Real Estate Lien Note (the "Note").

**Date:** January 26, 2011

**Face Amount:** \$40,000.00

**Maker:** Juventino Vazquez and spouse, Cecilia Bonilla

**Payee:** Steve R. Gilcrease

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The Payee of the Note and the Beneficiary of the Deed of Trust has requested that the undersigned, as Trustee under the Deed of Trust, sell the Property with the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust. Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property by public sale to the highest bidder for cash in accordance with the terms of the Deed of Trust.

**ACTIVE MILITARY SERVICE NOTICE**

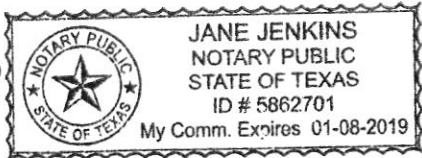
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

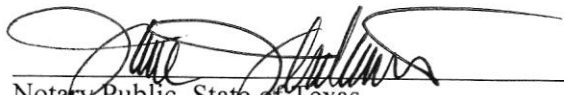
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on January 4, 2018.

  
\_\_\_\_\_  
Jack T. Gannon,  
Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF HILL       §

This instrument was acknowledged before me on January 4, 2018, by Jack T. Gannon, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

(seal) 

  
\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**

**Legal Description**

All that certain lot, tract or parcel of land lying and situated in the **J. A. Hanley Survey, A-403**, in the City of Hillsboro, Hill County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a stake in the north line of Jefferson Street 600 feet west from the southeast corner of the tract conveyed by Clyde Phillips, et ux to C. D. Martin by deed dated January 6, 1953, recorded in Volume 389, Page 97 of the Deed Records of Hill County, Texas, said point being the southeast corner of the lot conveyed by C. D. Martin, et ux to W. Homer Dalton, Sr. by deed dated December 10, 1954, recorded in Volume 395, Page 322 of the Deed Records of Hill County, Texas;
- THENCE** North with east line of said Dalton lot 120 feet to the northeast corner of same;
- THENCE** East 50 feet to northwest corner of lot conveyed by C. D. Martin, et ux to Fred S. Law by deed dated November 26, 1954, recorded in Volume 395, Page 247 of the Deed Records of Hill County, Texas;
- THENCE** South 120 feet to southwest corner of said Law lot in north line of Jefferson Street;
- THENCE** West 50 feet to the **Place of Beginning**, and being the same and identical property described in Warranty Deed dated November 7, 1975, from Otto Schreiber to James Cecil Roller and wife, Grace Roller, recorded in Volume 547, Page 379 of the Deed Records of Hill County, Texas.