

**NOTICE OF TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2016 JUN 14 P 2:42

Date: June 14, 2016

**Deed of Trust To Secure Assumption**

Date: March 20, 2013

Grantor: Deborah A. Green

Grantor's County: Hill County, Texas

Beneficiary: Alvin N. Green

Trustee: Stephen N. Smith

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

Recording Information: Volume 1751, Page 196, Hill County Official Public Records.

Property: All that certain lot, tract or parcel of land located in Hill County, Texas, and being 4.0 acres of land out of the Samuel Marshall Survey, A-571, Hill County, Texas and being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof for all purposes.

**Note Assumed**

Date: January 13, 2010

Amount: One Hundred Sixty-Two Thousand Eight Hundred Dollars (\$162,800)

Debtor: Alvin N. Green and wife, Deborah A. Green, F/K/A Deborah A. Benton

Beneficiary: Mortgage Electronic Registration Systems, Inc.

Lender: Cendera Funding, Inc., a Texas corporation

Recording Information: Volume 1629, Page 109, Official Public Records of Hill County, Texas


Date of Sale of Property (first Tuesday of month): July 5, 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 To Secure Assumption, the 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 To Secure Assumption. 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.

  
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Stephen N. Smith, Trustee

Being 4.00 acres in the Samuel Marshall Survey, Abstract 571 in Hill County, Texas, being the same tract described in deed to Deborah A. Benton, recorded in Volume 1192, Page 764, Deed Records, Hill County, Texas, and being more fully described as follows:

BEGINNING at a 5/8 inch Iron rod (control monument) found in the Northerly Right of Way of County Road 1413W and for the Southeast corner of said Deborah Benton tract, also being the Southwest corner of a tract described in deed to K. B. Lacroix recorded in Volume 1082, Page 271, Deed Records, Hill County, Texas;

THENCE South 59° 59' 58" West with the common line of said Benton tract and said Right of Way, passing at 266.18 feet a 5/8 inch Iron rod set and capped "JRP 5959", a total distance of 276.18 feet (called 275.94 feet) to a point for corner in a called (unnamed) creek the apparent center of which bears South 59° 59' 58" West 5.95 feet, and being the South common corner of said Benton tract and a tract described in deed to C. R. Wright recorded in Volume 926, Page 436, Deed Records Hill County, Texas, from which a 5/8 inch Iron rod found for the Southwest corner of said Wright tract bears South 59° 59' 58" West 145.95 feet;

THENCE North and West with the common line of said Wright tract, Benton tract and said creek as follows:

North 05° 46' 16" West 68.48 feet;

North 31° 05' 45" West 55.10 feet;

North 48° 59' 52" West 177.76 feet;

THENCE South 59° 59' 58" West leaving said creek and passing at 10.00 feet a 5/8 inch Iron rod set and capped "JRP 5959", a total distance of 114.09 feet to a 5/8 inch Iron rod found for the Westerly common corner of said Wright tract and said Benton tract, also in the Northeasterly line of 30 foot wide Ingress Egress Easement described in Volume 546, Page 726, Deed Records, Hill County, Texas;

THENCE North 30° 01' 57" West, with the common line of said Benton tract and said ingress Egress Easement, 230.14 feet to a 5/8 inch Iron rod found for the West common corner of said Benton tract and a tract described in deed to Alvin Green and Deborah Benton, recorded in Volume 1234, Page 95, Deed Records Hill County, Texas;

THENCE North 60° 00' 13" East, with the common line of said Green / Benton tract and said Benton tract, 422.10 feet to a 5/8 inch Iron rod (control monument) found for the East common corner of said Green / Benton tract and said Benton tract, also being in the Westerly line of said Lacroix tract;

THENCE South 30° 01' 25" East (Reference Bearing), with the common line of said Lacroix and said Benton tract, 516.21 feet to the POINT OF BEGINNING, and containing 4.00 acres of land more or less.

EXHIBIT A, solo page