

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2015 JUN 30 PM 1:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF HILL

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust dated January 21, 2011, and recorded in Volume 1665, Page 434, Official Public Records, Hill County, Texas (the "Deed of Trust"), David P. Neely ("Grantor"), conveyed to Tim Carter, Trustee ("Trustee") for the benefit of OmniAmerican Bank ("Original Beneficiary"), the real property situated in Hill County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Note dated January 21, 2011, in the original principal amount of \$156,000.00, executed by Grantor and made payable to the order of Original Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, Southside Bank ("Current Beneficiary") is the successor-by-merger to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust, is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Tim Carter, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele were appointed as Substitute Trustee in the place and stead of the said Tim Carter, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of August, 2015, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction on the east side of the Hill County Courthouse located at 80 N. Waco Street, Hillsboro, Texas

76645, or in the area designated by the Hill County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

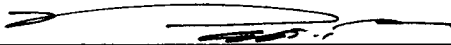
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Ray, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 30th day of June, 2015.

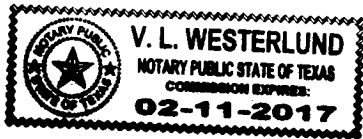
SUBSTITUTE TRUSTEE:

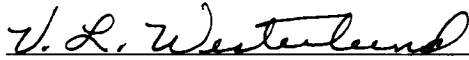


Matthew T. Taplett

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 30th day of June, 2015, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

Southside Bank, successor-by-merger to
OmniAmerican Bank
c/o Mr. Robert Duffy
5001 N. Riverside Drive, Suite 111
Fort Worth, TX 76137
(817) 367-4824

**NAME AND ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Pope, Hardwicke, Christie, Schell,
Kelly & Ray, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 13 of the White Bluff Twenty-Four Subdivision in Hill County, Texas, according to plat recorded in Slide AB145 of the Official Plat Records of Hill County. Said land is all that certain tract described in a Deed from Double Diamond, Inc. to George R. Pesko et ux, Carlene A. Pesko recorded in Volume 850, Page 11 of the Official Public Records of Hill County, more particularly described as follows:

Beginning at a 1/2" iron rod found in the west line of Oak Shadow for the southeast corner of said Lot 13;

Thence N61 deg. 16' 00" W 139.89 feet to a 1/2" iron rod found for the southwest corner of said Lot 14;

Thence N28 deg. 44' 08" E 79.40 feet to a 1/2" iron rod found for the northwest corner of said Lot 13;

Thence S61 deg. 17' 32" E 139.87 feet to a 1/2" iron rod found in the west line of Oak Shadow for the northeast corner of said Lot 13;

Thence with the west line of Oak Shadow, S28 deg. 43' 23" W 79.46 feet to the place of beginning, containing 0.255 acres of land.

which currently has the address of

24013 Oak Shadow
Whitney, Texas 76692
["Property Address"]

EXHIBIT A