

#19

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2021 MAR 16 PM 2:45

NOTICE OF TRUSTEE'S SALE

Date: March 16, 2021

Deed of Trust

Date: Dated December 9, 2019 to become effective December 11, 2019

Grantor: SpenceTF LLC

Grantor's County: Clearfield, Pennsylvania

Beneficiary: Hank B. Fults

Trustee: Michael W. McDonald

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

Recording Information: Volume 2030, Page 695, Hill County Official Public Records

Property:

All that certain lot, tract or parcel of land being a part of Lots One (1), Two (2) and Seven (7), Block Four (4) of the Original Town of Hillsboro, Hill County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

Note

Date: December 11, 2019

Amount: \$54,999

Debtor: SpenceTF LLC

Holder: Hank B. Fults

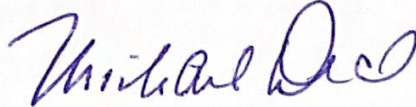
Date of Sale of Property (first Tuesday of month): April 6, 2021

Earliest Time of Day at which Sale will Occur: 11:00 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 Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on 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, Trustee

FIELD NOTES for a lot, tract or parcel of land containing 0.116 acres, being a part of Lots One (1), Two (2), and Seven (7) in Block Four (4) of the Original Town of Hillsboro in Hill County, Texas. Said land is that certain Tract 2 described in a Special Warranty Deed from Ray W. Baker to Vicki M. Barlow as recorded in Volume 802, Page 354 of the Official Public Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a building corner, said point being South 50.00 feet from the intersection of the south line of Elm Street and the east line of South Waco Street, said point of intersection being the northwest corner of said Lot 1 and of Block 4;

THENCE: EAST at 50.00 feet pass the west line of said Lot 2, in all 100.00 feet along a common wall to a building corner in the east line of said Lot 2;

THENCE: SOUTH at 50 feet pass the southeast corner of said Lot 2 and the northeast corner of said Lot 7, in all 56.00 feet to a point for corner;

THENCE: WEST 8.00 feet to a point for corner;

THENCE: NORTH 6.00 feet to a point in the south line of said Lot 2;

THENCE: WEST at 42 feet pass the southwest corner of said Lot 2 and the southeast corner of said Lot 1, in all 92.00 feet to the southwest corner of said Lot 1 in the east line of South Waco Street;

THENCE: NORTH 50.00 feet along said east line of South Waco Street to the point of beginning, containing 0.116 acres of land.

EXHIBIT A, solo page