

#51

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 AUG -8 PM 4: 11

Date: August 8, 2022

Deed of Trust

Date: April 21, 2016
Grantor: KENNETH C. ACKLEY and wife, TAMERRA L. ACKLEY
Grantor's County: Hill County, Texas
Beneficiary: Citizens State Bank Hubbard, Texas
Trustee: Kerry W. Feller
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645
Recording Information: Volume 1863, Page 285, Hill County Official Public Records

Property:

All that certain lot, tract or parcel of land being 0.430 acres, Roy Alford Survey, A-12, City of Hubbard, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: April 21, 2016
Amount: \$35,000
Debtor: KENNETH C. ACKLEY and KENNETH W. ACKLEY
Holder: Citizens State Bank Hubbard, Texas

Date of Sale of Property (first Tuesday of month): September 6, 2022

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. 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, Substitute Trustee

Exhibit "A"

All that certain lot, tract, or parcel of land, being 0.430 acre situated in the Roy Alford Survey, Abstract No. 12, in Hubbard, Hill County, Texas, and being the same tract conveyed in deed from Evelyn McAdams to Tony B. York and wife, Mariana York, dated September 12, 1967, and recorded in Volume 480 Page 402, in the Official Public Records of Hill County, Texas. Said 0.430 acre is more fully described as follows;

Beginning at a ½" rod found for the north corner of this tract and in the east corner of the Randy Milne tract, artd in the southwest line of North Magnolia Street, a/k/a State Highway 171, Volume 287 Page 563;

Thence south 30 degrees 00 minutes 00 seconds east along the northeast line of this tract and the southwest line of North Magnolia Street, a distance of 125.00 feet to a ½" rod set of the east corner of this tract and the north corner of the Patricia Phillips tract;

Thence south 60 degrees 00 minutes 00 seconds west along the southeast line of this tract and the northwest line of the Phillips tract, a distance of 150.00 feet to a point in concrete for the south corner of this tract, and in the west corner of the Phillips tract, and a 2" iron fence corner post brs. south 30 degrees 00 minutes 00 seconds east a distance of 0.30 feet;

Thence north 30 degrees 00 minutes 00 seconds west generally along a fence and along the southwest line of this tract, a distance of 125.00 feet to a ½" rod set for the west corner of this tract and in the south corner of the Milne tract;

Thence north 60 degrees 00 minutes 00 seconds east along the northwest line of this tract and the southeast line of the Milne tract, a distance of 150.00 feet to the place of beginning and containing 0.430 acre of land.