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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 25, 2023

Deed of Trust

Date: February 28, 2014
Grantor: CUSTOMPROFAB, INC.
Trustee: Frank B. Murchison
Beneficiary: Linda L. Rees
Trustee: Frank B. Murchison
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645
Recording Information: Volume 1782, Page 706, Hill County Official Public Records

2023 JUL 25 PM 2:10

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Property:

PART ONE:

Tract One: All that certain lot, tract or parcel of land being 2 acres out of the Nicholas Berkley Survey, A-36, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Tract Two: All that certain lot, tract or parcel of land being 3 acres out of the Joseph McGee Survey, A-557, Hill County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

PART TWO:

All equipment, inventory, supplies, fixtures, machinery, furniture, furnishings, accounts receivables and all other personal property of any kind or description, used or held in connection with the business known as "Steel Yard" located at 3425 Hwy 31 East, Hubbard, Texas, including but not limited to that property shown on Exhibit B, attached hereto and made a part hereof for all purposes and all intangible property rights relating thereto.

Note

Date: February 28, 2014
Amount: \$210,000.00
Debtor: CUSTOMPROFAB, INC.
Holder: Linda L. Rees

Date of Sale of Property (first Tuesday of month): September 5, 2023

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.

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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

Tract I

FIELD NOTES for a lot, tract, or parcel of land containing 2.000 acres lying and situated in the Nicholas Berkley Survey A-36 in Hill County, Texas. Said land is a part of that certain 20.7 acres described in a deed from Mahon M. Mills, et ux, to George M. Eubanks, et al, as recorded in Volume 537, Page 1004 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake for the southeast corner of said 20.7 acre tract, said point being in the north right-of-way line of State Highway 31 at a point 82 feet from the center line;

THENCE: S 52°24' W 68.22 feet and S 41°5'30" W 101.98 feet and S 52°24' W 157.52 feet along said right-of-way line to an iron stake set in the south line of said 20.7 acre tract, said point being 62 feet from the center line of said Highway 31;

THENCE: N 37°36' W 262.62 feet to an iron stake;

THENCE: N 52°24' E 358.22 feet to an iron stake set in a fence line for the east line of said 20.7 acre tract;

THENCE: S 29°58'30" E 244.79 feet along said east line to the place of beginning, containing 2.000 acres of land.

LEGAL DESCRIPTION

Tract 2

3.00 Acres

Joseph McGee Survey, Abstract 557
Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the Joseph McGee Survey, Abstract 557, Hill County, Texas, being a part of that certain tract of land described as 12.619 acres in the deed to Joe W. Bills, recorded in Volume 864, Page 214 of the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for a control monument at a corner lying in the south line of County Road 3325, the northwest corner of the said Bills tract, the northeast corner of that certain tract of land described in the deed to Michael A. Bartosh, D.V.M., and wife, Kimberly M. Bartosh, recorded in Volume 822, Page 457 of the Official Public Records of Hill County, Texas, the southeast corner of that certain tract of land described in the deed to Melinda Louise Ward, recorded in Volume 479, Page 426 of the Deed Records of Hill County, Texas;

THENCE North 54 degrees 50 minutes 45 seconds East, 225.72 feet along the south line of the said Road and the north line of the said Bills tract to a 5/8 inch iron rod set for a corner at an angle point;

THENCE North 16 degrees 19 minutes 45 seconds East, 37.06 feet along the south line of the said Road and the north line of the said Bills tract to a 5/8 inch iron rod set for a corner;

THENCE South 29 degrees 47 minutes 30 seconds East, 536.51 feet to a 5/8 inch iron rod set for a corner lying in the south line of the said Bills tract and the north right of way line of State Highway 31;

THENCE South 52 degrees 31 minutes 14 seconds West, 253.72 feet along the north right of way line of the said Highway and the south line of the said Bills tract to a 5/8 inch iron rod set for a corner, the southwest corner of the said Bills tract, the southeast corner of that certain tract of land described in the deed to Chuck C. Smith and wife, Christine Smith, recorded in Volume 925, Page 759 of the Official Public Records of Hill County, Texas;

THENCE North 29 degrees 47 minutes 30 seconds West (basis of bearings), 523.67 feet along the west line of the said Bills tract, the east line of the said Smith tract and continuing along the east line of the said Bartosh tract and generally along a fence to the point of beginning and containing 3.00 acres of land more or less.

EXHIBIT "B"

1. 2001 Ford pickup - VIN#1FTWW33F51ED21661
2. 2005 dual tandem trailer - VIN#1J9DG32235J143009
3. Gooseneck shop trailer - #70527F
4. 1983 trailer - #26769G
5. Shop built trailer
6. 3 arc welders - (1) Lincoln #253201, (2) Lincoln #424521, (3) Miller #KB132937
7. One esab plasma cutter - PORJ313013
8. One 12' Break
9. One iron work press
10. One John Deere - 480B-1979 forklift - #323687T