

#16

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: March 16, 2023

**FILED** 11:12 **AM**

**Deed of Trust**

Date: November 12, 2021

Grantor: Gary L. Snow

Grantor's County: Tarrant County, Texas

Beneficiary: Citizens State Bank Itasca, Texas

Trustee: J. Brent Jones

Substitute Trustee: James A. Showers

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

Recording Information: Volume 2146, Page 769, Hill County Official Public Records

MAR 16 2023

**NICOLE TANNER,**  
COUNTY CLERK, HILL COUNTY, TEXAS  
By: EDUWYAN Deputy

**Property:**

**TRACT ONE:**

All that certain lot, tract or parcel of land being 10.01 acres, S. S. Pool Survey, A-715, Hill County, Texas, referred to as Ranch 10, The Ranches at Rock Creek, more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

**TRACT TWO:**

An undivided interest in those easements containing 2.73 acres, S. S. Pool Survey, A-715; 14.33 acres, S. S. Pool Survey, A-715, T. J. Heard Survey, A-377, and B.B.B. & C. Railroad Co. Survey, A-105; 7.27 acres, T. J. Heard Survey, A-377; and, 6.75 acres in the T. J. Heard Survey, A-377, Hill County, Texas for providing pedestrian and vehicular ingress, egress and access to, from and between the Property and FM 933, FM 944, and FM 3049, and for the purpose of installation, operation and maintenance of utilities as described in a Non-Exclusive Road Access and Utility Easement Agreement executed by the Ranches at Rock Creek, LLC dated July 13, 2021, recorded in Volume 2121, page 154 of the Hill County Official Public Records and dated August 26, 2021, recorded in Volume 2130, page 339 of the Hill County Official Public Records.

**Note**

Date: November 12, 2021

Amount: \$101,915

Debtor: Gary L. Snow

Holder: Citizens State Bank Itasca, Texas

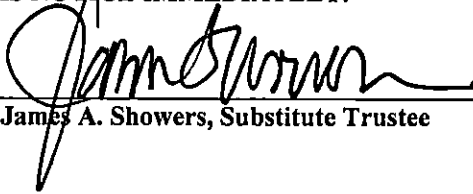
Date of Sale of Property (first Tuesday of month): May 2, 2023

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.

**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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**James A. Showers, Substitute Trustee**

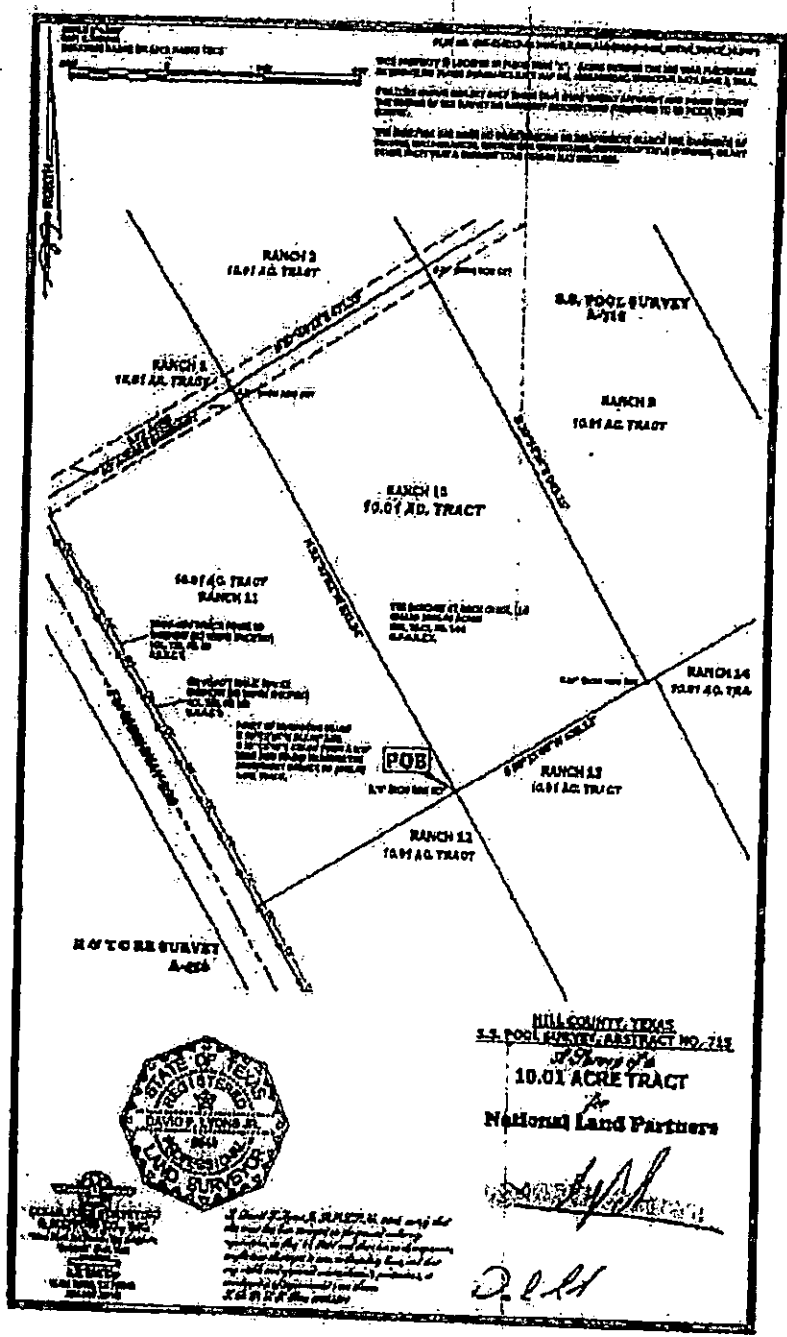


EXHIBIT A, page one of two

**Ranch 10, 10.01 ACRES**

A tract of land in Hill County, Texas, containing 10.01 acres within the S. S. Pool Survey, Abstract No. 715, being a portion of the called 1068.43 acre tract described in the deed to The Ranches at Rock Creek, LLC, recorded in Volume 2107, Page 164, Official Public Records of Hill County, Texas and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set for a corner, bearing North 30 degrees 52 minutes 24 seconds West a distance of 915.07 feet and North 59 degrees 11 minutes 46 seconds East for a distance of 477.06 feet from a 5/8 inch iron rod found in the east right-of-way line of F.M. Highway 933 and the center of Private Road 196 for the southwest corner of said 1068.43 acre tract;

Thence North 31 degrees 37 minutes 02 seconds West for a distance of 931.54 feet to a 5/8 inch iron rod set for a corner;

Thence North 57 degrees 46 minutes 22 seconds East for a distance of 471.35 feet to a 5/8 inch iron rod set for a corner;

Thence South 30 degrees 52 minutes 24 seconds East for a distance of 943.15 feet to a 5/8 inch iron rod set for a corner;

Thence South 59 degrees 11 minutes 46 seconds West for a distance of 459.12 feet to the point of beginning.