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MAR 14 2023

NICOLE TANNER

COUNTY CLERK, HILL COUNTY, TEXAS

By: Edwina Deputy

NOTICE OF TRUSTEE'S SALE

“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.”

DATE: March 14, 2023

DEED OF TRUST:

DATE: September 27, 2019

GRANTOR: Juan Calixto Martinez and Yobani Ramirez

TRUSTEE: Ray Jackson

BENEFICIARY: Hill County Land Trust

COUNTY WHERE PROPERTY IS LOCATED: Hill

~~RECORDED IN: Volume 2021, Page 242 in the Real Property Records of Hill County Texas~~

PROPERTY: Being a tract of land situated in the Jacob Holt Survey, Abstract No 401 Hill County Texas containing 10.10 acres of land, more or less, being described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference.

ASSIGNMENT OF NOTE AND LIENS:

DATE: September 27, 2019

LIENHOLDER: Hill County Land Trust

LENDER: Equity Trust Company Custodian FBO Dan Vines IRA 200335638

COUNTY WHERE PROPERTY IS LOCATED: Hill

RECORDED IN: Volume 2021, Page 253 in the Real Property Records of Hill County Texas

PROMISSORY NOTE:

DATE: September 27, 2019

AMOUNT: One Hundred Nineteen Thousand Nine Hundred and No/100 Dollars (\$119,900.00)

MAKER: Juan Calixto Martinez and Yobani Ramirez

PAYEE: Hill County Land Trust.

HOLDER and BENEFICIARY: Equity Trust Company Custodian FBO Dan Vines IRA 200335638

SUBSTITUTE TRUSTEE Robert J Rockett or Robert Martin

DATE OF SALE OF PROPERTY: April 4, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: The steps at the main door of the Hill County Courthouse, located at 80 North Waco St, Hillsboro, Texas 76645

Because of default in performance of the obligation of the Deed of Trust and the Promissory Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

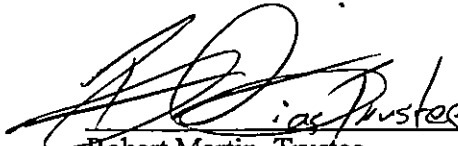

Robert Martin, Trustee

EXHIBIT "A"

Tract 4:

All that certain lot, tract or parcel of land situated within the Jacob Holt Survey, Abstract No. 401, Hill County, Texas, same being a part of that tract of land conveyed to Hill County Land Trust in Volume 2007, Page 719, Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" for corner in the southwest line of said tract, from which a 1/2 inch steel rod set and capped "Vogt 5248" is the southerly most corner of said tract bears South 30 degrees 08 minutes 04 seconds East at 353.80 feet for witness;

THENCE North 30 degrees 08 minutes 04 seconds West, 353.40 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 61 degrees 39 minutes 46 seconds East, 1281.71 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 30 degrees 03 minutes 51 seconds East, with the southwest right-of-way of Farm to Market Road No. 1243, 333.50 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 60 degrees 46 minutes 25 seconds West, 1280.83 feet to the Point of Beginning and containing 10.10 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.