



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF HAMILTON §

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, by that one certain Deed of Trust dated November 2, 2016, and recorded as Instrument No. 20161704, Real Property Records, Hamilton County, Texas (the "Deed of Trust"), Jeremiah D. Hix and Angelia D. Hix ("Grantor") conveyed to John R. Cox, Trustee ("Trustee"), for the benefit of The First National Bank of Granbury ("Beneficiary"), the real property situated in Hamilton County, Texas, as more particularly described on Exhibit "1" attached hereto and incorporated herein for all purposes (the "Property"), to secure payment of a Promissory Note dated November 2, 2016, in the original principal amount of \$62,100.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

**WHEREAS**, default occurred under the terms of the Note and the Deed of Trust; and

**WHEREAS**, demand for payment of all amounts owed under the Note and Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

**WHEREAS**, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

**WHEREAS**, the outstanding balance of the Note and the Deed of Trust has not been paid; and

**WHEREAS**, John R. Cox, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Michael L. Atchley or Ethel A. Steele or Jeremy L. Harmon or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said John R. Cox, said removal and appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, Beneficiary, the current owner and holder of the Note and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Michael L. Atchley or Ethel A. Steele or Jeremy L. Harmon or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the balance of the Note.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 3<sup>rd</sup> day of April, 2018, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Michael L. Atchley or Ethel A. Steele or Jeremy L. Harmon or Justin S. Light will sell the Property at public auction at the northeast side under the portico of the Hamilton County Courthouse, 102 N. Rice Street, Hamilton, Texas 76531, or in the area designated by the Hamilton County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than 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.**

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

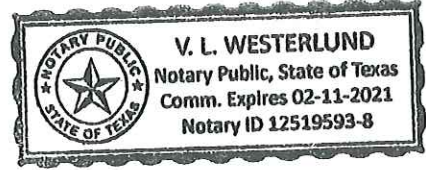
WITNESS MY HAND this 7<sup>th</sup> day of March, 2018.

SUBSTITUTE TRUSTEE:

  
\_\_\_\_\_  
Matthew T. Taplett

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2018, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
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Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NUMBER OF MORTGAGEE:**

The First National Bank of Granbury  
c/o Shannon Brown  
4062 East Highway 377  
Granbury, TX 76049  
(817) 408-2263

**NAME, ADDRESS AND PHONE  
NUMBER OF SUBSTITUTE  
TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Michael L. Atchley  
Jeremy Lee Harmon  
Ethel A. Steele  
Justin S. Light  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

**EXHIBIT** 1

13.14 acres, more or less, out of the George Poe Survey, A-1567, in Hamilton County, Texas, being a part of that certain 211.43 acre tract as described in Deed dated September 15, 2016, executed by from Robert Aaron Wood and Jaci Wood to ROLLING RIDGE RANCH, LLC, a Delaware limited liability company, recorded in Volume 513,

Page 85, Real Property, Hamilton County, Texas, Said 13.14 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto:

**EXHIBIT A**

**TRACT 5, 13.14 ACRES**

A tract of land containing 13.14 acres within the George Poe Survey, Abstract No. 1567, in Hamilton County, Texas, being a portion of the called 211.43 acre tract described in the deed to Rolling Ridge Ranch, LLC, recorded in Volume 513, Page 85, Deed Records of Hamilton County, Texas, and being more fully described as follows: All bearings recited herein are based on the Texas Coordinate System, Central Zone, 1993 Datum and all 5/8 inch iron rods set have a plastic cap stamped "CLEAR FORK RPLS 5649".

Beginning at an unmarked point in the east line of said 211.43 acre tract, the west line of the called 942.90 acre tract described in the deed to Morning Star Family, LP, recorded in Volume 316, Page 387, Deed Records of Hamilton County, Texas, and in the approximate center of County Road 230, bearing South 31 degrees 59 minutes 30 seconds East for a distance of 1443.75 feet from a 3/8 inch iron rod found for the common north corner of said 211.43 acre tract and said 942.90 acre tract, and bearing North 64 degrees 16 minutes 41 seconds East for a distance of 20.45 feet from a 5/8 inch iron rod set for reference;

Thence South 31 degrees 59 minutes 30 seconds East with said County Road and the common line of said 211.43 acre tract and said 942.90 acre tract for a distance of 486.70 feet to an unmarked point for corner;

Thence South 69 degrees 54 minutes 21 seconds West, at a distance of 17.49 feet passing a 5/8 inch iron rod set for reference, continuing in all for a total distance of 1400.89 feet to a 5/8 inch iron rod set for corner in the west line of said 211.43 acre tract and east line of the called 115 acre tract described in the deed to W.E. McCoy, recorded in Volume 271, Page 809, Deed Records of Hamilton County, Texas;

Thence North 31 degrees 44 minutes 21 seconds West with the common line of said 211.43 acre tract and said 115 acre tract for a distance of 348.32 feet to a 5/8 inch iron rod set for corner;

Thence North 64 degrees 16 minutes 41 seconds East, at a distance of 1357.05 feet passing a 5/8 inch iron rod set for reference, continuing in all for a total distance of 1377.50 feet to the point of beginning.

# FILED and RECORDED

Instrument Number: 20180428 B: RP V: 532 P: 550

Filing and Recording Date: 03/07/2018 04:18:43 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Kiesha Bagwell*

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Kiesha Bagwell, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.