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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Substitute Trustee's Sale

Date: March 13, 2017

Substitute Trustee: Bobby Reed

Mortgagee: Dave Hildebrandt

Note: July 1, 2015

Deed of Trust

Date: July 2, 2015

Grantor: Darren Heath Hattaway

Mortgagee: Dave Hildebrandt

Recording information: Clerk's Instrument Number 20152153 of the Real Property Records of Limestone County, Texas.

Property:

BEING all that certain lot, tracts or parcels of land in the M.C. Rejon XI League Grant, A-26, Limestone County, Texas being 31.981 acres of land and being of a called 62.26 acres, more or less described as Tract Two, Tract Three and Tract Four in a deed from Sharon D. Villalobos, et al to Stephanie Deen, filed July 10, 1990 in Volume 834, Page 564, Official Records of Limestone County, and being the same Tract conveyed from Stephanie Deen to Jenores Hildebrandt in a deed filed June 18, 2010 in Volume 1343, Page 615, Official Records of Limestone County, Texas. Said 31.981 acre tract is fully described in Exhibit "A" attached hereto and made a part hereof for all descriptive purposes.

County: Limestone County

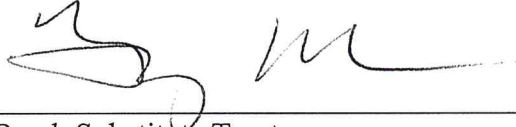
Date of Sale (first Tuesday of month): April 4, 2017

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Bobby Reed is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

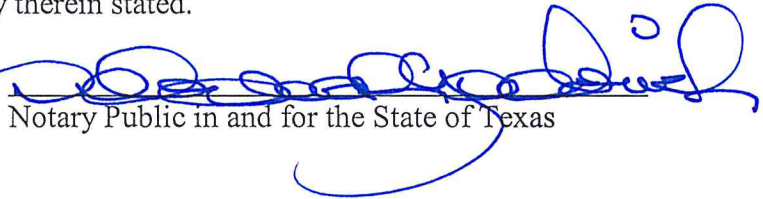
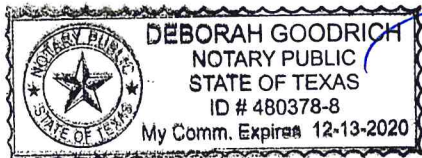
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Bobby Reed, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 13TH day of March, 2017, by Bobby Reed, in the capacity therein stated.


Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642

STATE OF TEXAS
LIMESTONE COUNTY

November 7, 1996
Job 96-4590
Stephanie Dean

31.981 acres

All that certain lot, tract or parcel of land situated in the M.C. Rejon XI Leagua Grant, A-26, Limestone County, Texas, being 31.981 acres of land and being a part of a called 62.26 acres, more or less described as Tract Two, Tract Three and Tract Four in a deed from Sharon D. Villalobos, et al to Stephanie Dean, filed July 10, 1990 in Volume 814, Page 664, Official Records Limestone County, Texas. Said 31.981 acre tract described to wit.

Beginning at a 1/2" iron rod, RPLS/HJR/1858 set at a cross tie corner post in the southeasterly r.o.w. of L.C.R. 744, said point being the most westerly corner of called Tract Two, also being the most easterly corner of the Curtis Langford, 99.75 acre tract, Vol. 819, Pg. 74;

THENCE South 32 degrees 35 minutes 14 seconds East, 1300.0 feet along the easterly fence of the Langford tract to a 1/2" iron rod and cap set at cross tie fence corner, said point being in the northerly fence of the J.D. Dean, 2.5 acre tract, Vol. 759, Pg. 237;

THENCE North 54 degrees 39 minutes 27 seconds East, 215.31 feet to a 1/2" iron rod found at cross tie fence corner at the north corner of said 2.5 acre tract, said point being the most westerly corner of the R.L. Anderson, 28 acre tract, Vol. 764, Pg. 594;

THENCE North 54 degrees 00 minutes 48 seconds East, 657.55 feet to a 1/2" iron rod and cap set at fence corner, being the north corner of said 28 acre tract and being the west corner of a 27.839 acre tract, surveyed this day for Sandra Reed, said point also being the south corner of a 2 acre tract, called Tract Three, Vol. 734, Pg. 565;

THENCE North 55 degrees 08 minutes East, 448.49 feet along a new cedar line to a 1/2" iron rod and cap set at a 4" cedar post in the southeasterly r.o.w. of L.C.R. 744;

THENCE North 82 degrees 34 minutes 20 seconds West, 474.74 feet along the southerly r.o.w. as fenced to a 6" cedar post;

THENCE North 52 degrees 54 minutes 45 seconds West, 94.0 feet with said r.o.w. to a 6" cedar post;

THENCE North 22 degrees 59 minutes 18 seconds West, 884.16

EXHIBIT (A)

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feet along said fenced r.o.w. to a 1/2" iron rod and cap, RPLB/MJR/1858 found at the beginning of a fence curve;

THENCE North 50 degrees 44 minutes 28 seconds West, 52.06 feet with fence to a 1/2" iron rod and cap found;

THENCE South 79 degrees 55 minutes 29 seconds West, 51.31 feet along fence to a 1/2" iron rod and cap found at the end of fence curve;

THENCE South 52 degrees 40 minutes 42 seconds West, 392.85 feet along the southeasterly fenced r.o.w. of L.C.R. 744 to a 6" fence post at angle point in r.o.w.;

THENCE South 51 degrees 45 minutes 33 seconds West, 595.37 feet continuing along fenced r.o.w. to the point of beginning, containing 31.981 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my direction, at the request of Stephanie Daan, during July 1996 and that the facts as stated herein are those found at the time of said survey.

Martin James Raymond
Martin James Raymond
RPLB 1858



Filed for Record in:
Limestone County

On: Mar 13, 2017 at 01:36P

By: Renee Jefferson

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Mar 13, 2017

Peggy Beck, County Clerk
Limestone County

EXHIBIT (A)