

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

NOTICE OF TRUSTEE'S SALE

Date: December 12, 2019

Substitute Trustee: Nancy Anglin Yates

Substitute Trustee's Address: P.O. Box 511, Hamilton, Texas 76531

Mortgagee: First National Bank Baird DBA First Bank Texas

Note: Dated June 15, 2015 in the original amount of One Million, Six Hundred Eighty Thousand and No/1.00 (\$1,680,000.00)

Deed of Trust

Date: June 15, 2015

Grantor: Billy Hollingsworth, Jr. and Tammy K. Hollingsworth

Mortgagee: First National Bank Baird DBA First Bank Texas

Recording information: Vol. 498, Pg. 538 of the Real Property Records of Hamilton County, Texas as modified including the first modification dated June 18, 2018 recorded Vol. 538, p 796 of the Real Property Records of Hamilton County, Texas.

Property: All that certain 533.22 acre tract of land, being part of the J.B. Bonham Survey, Abstract No. 62, part of the William Caruthers Survey, Abstract No. 148, part of the Wm. Isbell Survey, Abstract No. 440 and part of the J.B. Waldron Survey, Abstract No. 857 in Hamilton County, Texas. See exhibit A.

County: Hamilton County, Texas

Date of Sale: January 7, 2020

Time of Sale: No earlier than 11:00 a.m. and no later than 1:00 p.m.

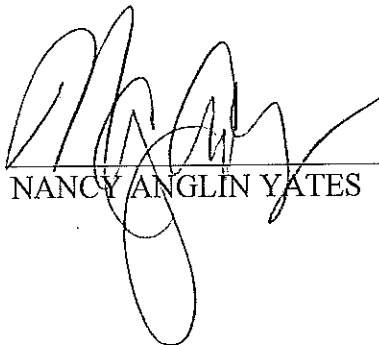
Place of Sale: The area designated by the Commissioners Court of Hamilton County, pursuant to section 51.002 of the Texas Property Code; if no such area is designated the sale will be conducted in the area immediate adjacent to the location where this Notice was posted.

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.

Mortgagee has appointed Nancy Anglin Trustee as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

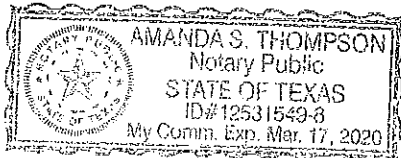
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



NANCY ANGLIN YATES

STATE OF TEXAS §
 §
COUNTY OF HAMILTON §

Before me, on this day personally appeared Nancy Anglin Yates, known to me/~~proved to me through~~ _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 11 day of December, 2019.





NOTARY PUBLIC STATE OF TEXAS

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

All that certain 533.22 acre tract of land, being part of the J.B. Bonham Survey, Abstract No. 62, part of the William Caruthers Survey, Abstract No. 148, part of the Wm. Isbell Survey, Abstract No. 440 and part of the J.B. Waldron survey, Abstract No. 857 in Hamilton County, Texas, being all that certain 395 acre tract described as First Tract that lies east of the east right of way line of F.M. Highway No. 2823 and part of that certain 179.13 acre tract described as Second Tract in deed from William R. Upham, et ux to Leiland V. Keith, et ux, dated December 18, 1981 and recorded in Volume 250, Page 694 of the Deed Records of Hamilton County, Texas and all that certain 10.57 acre tract described in deed from W.R. Upham, et ux to Leiland V. Keith, et ux, dated February 26, 1985 and recorded in Volume 261, Page 460 of the Deed Records of Hamilton County, Texas and described as follows:

BEGINNING at an iron rod set at a fence corner post in the east line of the J.B. Bonham Survey and west line of William Caruthers Survey, being at an inner corner of the Keith 395 acre tract, for an inner corner of this tract, from which the SW corner of the Wm. Caruthers Survey bears S 18 degrees 15'33" W, 1163.89';

THENCE S 69 degrees 34'50" W along a fence line, 1437.95' to an iron rod set at an external corner of said 395 acre tract, for a corner of this tract;

THENCE N 28 degrees 10'37" W along a fence line, at 880.79' pass an iron rod set at a fence corner post in the east line of a County Road, continuing in all 904.79' to an iron rod set in said road, being the SW corner of said 395 acre tract, for the SW corner of this tract;

THENCE N 19 degrees 04'59" E along said County Road and west line of said 395 acre tract, 138.20' to an iron rod set in the curved east right of way line of F.M. Highway No. 2823, for a corner of this tract;

THENCE in a northeasterly direction along the east right of way line of F.M. Highway No. 2823 as follows, being along a curve to the left, radius= 1004.93', long chord= N 27 degrees 52'59" E 314.77', along a curve distance of 316.07' to a concrete monument at the end of said curve, N 18 degrees 51' E, 1428.76' to a concrete monument at the beginning of a curve, continuing along a curve to the right, radius= 1859.86', long chord = N 40 degrees 36'28" E, 1381.14', along a curve distance of 1415.05' to an iron rod set at a cutback corner, N 86 degrees 34'40" E along said cutback line, 100.46' to an iron rod set in the south line of an abandoned County Road, N 63 degrees 20'04" E, 48.08' to an iron rod set in the north line of said road, being the SW corner of said 10.57 acre tract, N 04 degrees 25' W along a cutback line, 38.57' to an iron rod set, continuing along a curve to the right, radius= 1859.86', long chord= N 69 degrees 32' E 152.63', along a curve distance of 152.67' to a concrete monument at the end of said curve, N 71 degrees 54'10" E, 1110.55' to a concrete monument, S 54 degrees 15'52" E along a cutback line, 44.98' to a concrete monument in the west line of an abandoned County Road, being the NE corner of said 10.57 acre tract, N 79 degrees 03'13" E, 42.61' to a concrete monument in the east line of said County Road, N 45 degrees 02'07" E along a cutback line, 84.42' to a concrete monument, continuing along a curve to the right, radius= 1859.86', long chord= S 87 degrees 50'53" E, 1071.93' along a curve distance of 1087.35' to a concrete monument at the end of said curve, and S 71 degrees 05'06" E, 1947.04' to an iron rod set at a fence corner post for the NE corner of this tract;

THENCE along a cross fence as follows, S 05 degrees 36'32" W, 733.94' to an iron rod set at a fence corner, S 05 degrees 26'12" E, 621.41' to an iron rod set at a fence corner post and S 20 degrees 28'47" W, 1309.30' to an iron rod set at a fence corner post in the south line of the Keith 179.13 acre tract, for a corner of this tract;

THENCE N 71 degrees 15'02" W along a fence line, 719.18' to an iron rod set at a fence corner post at the most southerly SW corner of said 179.13 acre tract and in the east line of said 395 acre tract, for a corner of this tract;

THENCE along a fence line along the east line of said 395 acre tract as follows, S 18 degrees 32'29" W, 480.12' to an

iron spike set in a live oak tree, S 17 degrees 54'13" W, 657.24' to an iron spike set in a post oak tree, S 19 degrees 36'19" W, 534.30' to an iron rod spike set in a post oak tree, S 19 degrees 33'52" W, 311.38' to an iron spike set in an elm tree, S 19 degrees 20'57" W, 176.53' to an iron rod set at a fence corner, S 05 degrees 44'29" W, 227.66' to an iron rod set at a fence corner, S 24 degrees 09'16" E, 145.60' to an iron rod set at a fence corner, S 09 degrees 20'56" E, 404.20' to an iron rod set at a fence corner, S 63 degrees 36'12" W, 500.82' to an iron rod set at a fence corner, S 52 degrees 21'20" W, 433.43' to an iron rod set at a fence corner, N 36 degrees 54'13" W, 136.43' to an iron rod set at a fence corner, N 62 degrees 52'45" W, 163.80' to an iron spike set in a live oak tree fence corner, N 69 degrees 38'37" W, 72.78' to an iron rod set at a fence corner, S 65 degrees 07' W, 101.91' to an iron rod set at a fence corner and N 68 degrees 38'24" W, 20.55' to an iron rod set at a fence corner at a SW corner of said 395 acre tract, for a corner of this tract;

THENCE N 18 degrees 01'56" E, 459.20' to an iron rod set at a fence corner at an inner corner of said 395 acre tract, for a corner of this tract;

THENCE N 70 degrees 51'08" W along a fence line, 1949.04' to an Iron rod set at a fence corner post at an occupied SW corner of said 395 acre tract, for a corner of this tract;

THENCE N 18 degrees 15'33" E along a fence line, passing the SW corner of the William Caruthers Survey, in all 1521.02' to the PLACE OF BEGINNING and containing 533.22 acres of land with approximately 140.64 acres being out of the J.B. Bonham Survey, 362.60 acres out of the William Caruthers Survey, 26.48 acres out of the Wm. Isbell Survey and 3.5 acres out of the J.B. Waldron Survey.

FILED and RECORDED

Instrument Number: 20192004 B: RP V: 556 P: 58

Filing and Recording Date: 12/12/2019 10:16:13 AM 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

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.