



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 18, 2022

Substitute Trustee: Nancy Anglin Yates

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

Mortgagee: Cynthia Hunt

Note:

Deed of Trust

Date: December 18, 2012

Grantor: Erie Wuemling

Mortgagee: Cynthia Hunt

Recording information:

Property: All that certain tract or parcel of land being 0.204 acres out of the W.M. Grubb addition to Hico, Texas, and out of the James Hollingsworth Survey, A-341, being the same land described in a Deed from Billy B. Baley, et ux, to Cynthia Hunt, dated February 15, 1995, and recorded in Volume 291, Page 542 of the Deed Records of Hamilton County, Texas, further described as follows:

BEGINNING at an iron rod set in the West line of Kirk Street, said point being the NEC of said Hunt tract, for NEC of this tract;

THENCE S. 30-00 E, with the West line of Kirk Street, 89.0 feet to an iron rod set at SEC of this tract;

THENCE S. 60-00 W. with fence and the extension thereof, 100.00 feet to an iron rod set at the SWC of this tract;

THENCE N. 30-00 W. 89.0 feet to an iron rod set at the NWC of this tract;

THENCE N. 60-00 E. 100.0 feet to the Place of Beginning.

POSTED

10/24/2022
@3:45 PM CH

County: Hamilton County, Texas

Date of Sale (first Tuesday of month): December 6, 2022

Time of Sale: 10:00 a.m.

Place of Sale: Hamilton County Courthouse, 102 N. Rice St., Hamilton, Texas 76531

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

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

FILED and RECORDED

Instrument Number: 20222329 B: RP V: 618 P: 319

Filing and Recording Date: 10/24/2022 03:39:22 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.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, 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.