

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

FILED FOR RECORD
at 2:47 o'clock P M

JAN 03 2023

Cynthia K. Puff
County Clerk, Hamilton Co., Texas

Date: January 3, 2023

Substitute Trustee: Nancy Anglin Yates

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

Mortgagee: Cynthia Hunt

Note:

Deed of Trust

Date: February 10, 2006

Grantor: Reina Hernandez and Arthur Jason Martinez

Mortgagee: Cynthia Hunt

Recording information:

Property: All that certain lot, tract or parcel of land being the West 60 feet of Lot No. 6 in Block 16, Division No. 6 of the Wm. Grubb Subdivision in the Town of Hico, Hamilton County, Texas, described as follows:

BEGINNING 80 feet West from the NEC of Lot No. 6 for the NEC of this tract;

THENCE S. 30-00 E. parallel with the West ROW of U. S. Highway No. 281, 88 feet for the SEC of this tract;

THENCE S. 60-00 W. 60 feet ot an iron rod in the East line of West Street for the SWC of this tract;

THENCE N. 30-00 W. with the East line of West street, 88 feet to an iron rod, for the NWC of this tract;

THENCE N. 60-00 E. 60 feet to the PLACE OF BEGINNING, as shown on a Plat prepared by Rex Coffelt, Registered Public Surveyor, dated May 5, 1986.

Notice of Trustee's Sale - Page 1
Hunt, Cynthia

POSTED

1/3/2023
2:47pm CH

County: Hamilton County, Texas

Date of Sale (first Tuesday of month): February 7, 2023

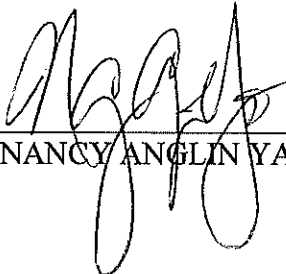
Time of Sale: 10:00 a.m.

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: 20230011 B: RP V: 621 P: 453

Filing and Recording Date: 01/03/2023 02:47:12 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.