

FILED FOR RECORD

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YICKIE SMITH
CLERK, MARION CO

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

DATE: March 9th, 2020

DEED OF TRUST

DATE: April 26, 2017
GRANTOR: Timothy Wayne Hillhouse and Debra Elaine Hillhouse
GRANTOR'S COUNTY: Marion
BENEFICIARY: KRM Retirement, LLC, a Texas Limited Liability Company
TRUSTEE: Patricia H. Florence, 104 East Hoyt Drive, Longview, Texas 75601
RECORDING INFORMATION: Volume 944, Page 465
PROPERTY:

All that certain lot, tract, block, or parcel of land situated in Marion County, Texas; and in the UPPER I.N. JONES SURVEY (A-214) of said County; being a part of that certain called 200-acre tract described in a deed from Sexton to Jones dated December 17, 1900 and recorded in Volume C-1, Page 71 of the Deed Records of Harrison County, Texas; being the same tract set aside to Lucy Simon Clary, et al as Tract II in a suit styled "Alexander V. Jones" #183-76, District Court, Marion County, described thus:

BEGINNING at an iron rod in the Northwest line of the original tract, 1036.07 ft. S 47° 26' W from its Northwest or most Northerly corner for the most Northerly corner of this described tract, the most Westerly corner of Tract I. A White Oak marked X, bears N 28° W, 10.0 ft., a Sweetgum marked X, bears S 62° W, 7.6 ft.;

THENCE S 42° 04' 39" E, 1203.64 ft. to an iron rod for an ell corner. A Pine marked X, bears S 30° W, 13.4 ft.;

THENCE N 48° 06' 27" E, 152.04 ft. to an iron rod on an ell corner of Tract I. A Pine marked X, bears N 39° W, 23.0 ft.;

THENCE S 42° 04' 39" E, 196.0 ft. to an iron rod in the Southeast line of the original tract for the most Easterly corner, the most Southerly corner of Tract I. A Sweetgum marked X, bears S 81° W, 30.2 ft., a Pine marked X, bears S 79° E, 17.9 ft.;

THENCE S 48° 06' 27" W, along the Southeast line of the original tract 1406.92 ft. to an iron rod for the most Southerly corner, the most Easterly corner of Tract III. A Sweetgum marked X, bears N 57° W, 17.3 ft., a Red Oak marked X, bears N 53° E, 15.4 ft.;

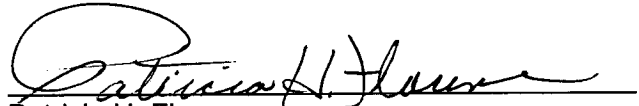
THENCE N 42° 04' 39" W, 1384.87 ft. to an iron rod in the Northwest line of the original tract for the most Westerly corner, the most Northerly corner of Tract III. A Sweetgum marked X, bears S 67° W, 17.0 ft., an Elm marked X, bears S 21° E, 36.0 ft.;

THENCE N 47° 26' E, along the Northwest line of the original tract, 1254.92 ft. to the point of beginning. Containing 40.792 acres of land.

NOTE

DATE: April 26, 2017
AMOUNT: \$104,217.60
DEBTOR: Timothy Wayne Hillhouse and Debra Elaine Hillhouse
HOLDER: KRM Retirement, LLC, a Texas Limited Liability Company
DATE OF SALE OF PROPERTY: April 7, 2020
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: 114 West Austin Street, Thomas Jefferson Park,
Marion County, Jefferson, Texas


Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.



Patricia H. Florence

STATE OF TEXAS §
 §
COUNTY OF GREGG §

This instrument was acknowledged before me on this 9th day of March, 2020, by Patricia H. Florence.



Notary Public - State of Texas
My Commission Expires: 2/1/2022

