

NOTICE OF FORECLOSURE SALE

January 11, 2021

Deed of Trust:

Dated: October 5, 2017
Grantor: Zack B. Fisher and wife, Texie A. Fisher
Trustee: Chad Holland
Lender: InterBank
Recorded in: Volume 386, Page 296, Official Public
Records of Hall County, Texas.

Legal Description:

TRACT ONE:

All of Section 30, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, SAVE AND EXCEPT the South 195.1 acres of Section 30, Block 18, H&GN Ry. Co. Survey, Hall County, Texas.

TRACT TWO:

The South 132-1/2 acres, more or less, of Section No. 51, Block 18, H&GN Ry. Co. Survey, Hall County, Texas.

SAVE AND EXCEPT OUT OF TRACT ONE AND TRACT TWO THE FOLLOWING:

168.143 acres more or less, being 85.301 acres in Section 51, Block 18, H&GN RR Survey, and 82.842 acres in Section 30, Block 18, H&GN RR Survey, Hall County, Texas, described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod and T-post set at the North most Northwest corner of this tract and 4186.06 feet South 00° 08' 14" West, and 230.21 feet North 89° 34' 20" East from the Northwest corner of Section 51, Block 18, H&GN RR Survey;

THENCE North 89° 34' 20" East, along and adjacent to an electronic fence to a fence corner at 3230.36 feet, the Northeast corner of this tract;

THENCE South 04° 00' 14" West, with a fence, pass the South line of said Section 51, being also the North line of said Section 30, at 1115.42 feet, continuing with said fence, to a fence corner post at 2215.27 total feet, the Southeast corner of this tract;

THENCE North 83° 41' 14" West, with a fence to a fence angle post at 305.90 feet;

THENCE South 88° 14' 22" West, with a fence, past ½ inch iron rod set at a fence corner at the East fence line of Texas Farm-to-Market Highway 1041, at 2955.44 feet, continuing same bearing a total distance of 2961.64 feet to a point in the East right-of-way line of said highway, the Southwest corner of this tract;

THENCE North 00° 17' 40" East, with the East right-of-way line of said highway to appoint at the North line of said Section 30, being also the South line of said Section 51, at 1129.40 feet;

THENCE North 00° 08' 14" East, with the East right-of-way line of said highway to a ½ inch iron rod and t-post set at 916.24 feet, the West most Northwest corner of this tract being also the Southwest corner of a 0.811 acre tract located in the Northwest corner of this tract;

THENCE North 89° 34' 20" East, with the South line of said 0.811 acre tract, to a ½ inch iron rod and T-post set approximately 12 South and 12 East of a well, at 180.24 feet, the Southeast corner of said 0.811 acre tract and an L corner of this 168.143 acre tract;

THENCE North 00° 08' 14" East, 195.90 feet to the POINT OF BEGINNING and containing 168.143 acres of land, more or less.

TRACT THREE:

The West half (W/2) of Section No. 93, Block 18, H&GN Ry. Co. Survey, Hall County, Texas;

SAVE AND EXCEPT the following six parcels of property:

Parcel One: A 143.00 acre tract of land, more or less, out of Section 93, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the center of a county road at the Northwest corner of said Section 93 for the Northwest corner of this tract;

THENCE North 89° 24' 00" East, along the center of said county road, a distance of 2638.65 feet to a 60d nail set for the Northeast corner of this tract;

THENCE South 0° 01' 59" East, at 25.00 feet pass a ½" iron rod set with a cap in the South side of said county road, a total distance of 2361.26 feet to a ½" iron rod set with a cap for the Southeast corner of this tract;

THENCE South 89° 24' 01" West a distance of 2637.72 feet to a ½" iron rod set with a cap for the Southwest corner of this tract;

THENCE North 0° 03' 20" West, at 2336.25 feet pass a ½" iron rod set with a cap in said South side of said county road, a total distance of 2361.25 feet to the place of BEGINNING and containing 143.00 acres of land, more or less.

Parcel Two: A 2.5 acres tract of land out of Section 93, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe set at the intersection of a North/South and East/West fence for the Southeast corner of said Section 18;

THENCE North 0° 14' 24" West, along the West line of said Section 18, at 819.7 feet pass the Southerly R.O.W. of Texas Highway 256, at 931.12 feet pass the Northerly R.O.W. of said highway, continue for a total distance of 1298.7 feet to a point;

THENCE North 89° 19' 48" East, a distance of 47.9 feet to a 1/2-inch channel iron pin set for the Southwest and beginning corner of this tract;

THENCE North 0° 14' 48" West, a distance of 330 feet to a 1/2-inch channel iron pin set for the Northwest corner of this tract;

THENCE North 89° 19' 48" East, a distance of 330 feet to a 1/2-inch channel iron pin set for the Northeast corner of this tract;

THENCE South 0° 14' 48" West, a distance of 330 feet to a 1/2-inch channel iron pin set for the Southeast corner of this tract;

THENCE South 89° 19' 48" West, a distance of 330 feet to the beginning corner of this tract, said tract containing 2.5 acres of land, more or less.

Parcel Three: A 2.393 acre tract of land out of Section 93, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1" iron pipe set at the intersection of a North/South and East/West fence for the Southwest corner of said Section 93;

THENCE North 0° 14' 24" West, along the West line of said Section 93, at 819.7 feet pass the Southerly R.O.W. of Texas Highway 256, continue for a total distance of 931.12 feet to a point in the Northerly R.O.W. of said highway, the Southwest and beginning corner of this tract;

THENCE North 0° 14' 24" West, along the West line of said Section 93, a distance of 367.58 feet to the Northwest corner of this tract;

THENCE North 89° 19' 48" East, at 47.9 feet pass a 1/2 inch channel iron pin being the Southwest corner of a 2.5 acre tract, continue for a total distance of 377.9 feet to a 1/2 inch channel iron pin the Northeast corner of this tract and the Southeast corner of said 2.5 acre tract;

THENCE South 0° 14' 48" West, a distance of 185.44 feet to a point in the Northerly R.O.W. of the Texas Highway 256, the Southeast corner of this tract;

THENCE South 63° 35' West, along said Northerly R.O.W. line, a distance of 419.32 feet to the beginning corner of this tract.

Parcel Four: 88.27 acres of the following described property which is owned by Zack B. Fisher and wife, Texie A. Fisher, to-wit:

A 248.54 acres tract of land out of Sections 68 and 93, Block 18, H. & G. N. Ry. Co. Survey, Hall County, Texas.

BEGINNING at a 1-1/4" iron pipe found at the southwest corner of said Section 93 same being the northwest corner of said Section 68 for a corner of this tract.

THENCE N. 00° 03' 20" W., along the west line of said Section 93, a distance of 820.24 feet to a 1/2" iron rod set with a yellow cap stamped "RPLS 4263" (hereinafter referred to as an OJD cap) in the south right-of-way line of State Highway 256 for the northwest corner of this tract.

THENCE N. 63° 42' 24" E., along said right-of-way line, a distance of 2939.83 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. 00° 01' 50" E. a distance of 2096.71 feet to a 1" iron pipe found in the south line of said Section 93 same being the north line of said Section 68 for a corner of this tract.

THENCE S. 00° 46' 32" E. a distance of 2642.76 feet to an OJD cap set for the southeast corner of this tract.

THENCE S. 89° 23' 42" W. a distance of 2645.39 feet an OJD cap set in the middle of the west line of said Section 68 for the southwest corner of this tract.

THENCE N. 00° 34' 28" W. a distance of 2644.81 feet to the place of BEGINNING and containing 160.27 acres in said Section 68 and 88.27 acres in said Section 93 being a total of 248.54 acres of land. (Set forth in Partial Release of Lien from InterBank to Zack B. Fisher, et ux, dated November 28, 2017.)

Parcel Five: The Northwest One-fourth (NW/4) of Section 68, Block 18, H&GN Ry. Co. Survey, Hall County, Texas. (Set forth in Partial Release of Lien from InterBank to Zack B. Fisher, et ux, dated November 28, 2017.)

Parcel Six: 39.11 acre tract of land out of the west half of Section 93, Block 18, H. & G. N. Ry. Co. Survey, Hall County, Texas.

BEGINNING at a 1/2" iron rod found in the west line of said Section 93 at the southwest corner of a 143.00 acre tract which bears S. 00° 03' 20" E. a distance of 2360.98 feet from a 1/2" iron rod found at the northwest corner of said Section 93 for the northwest corner of this tract.

THENCE N. 89° 24' 01" E. a distance of 2637.43 feet to a 1/2" iron rod found for the northeast corner of this tract.

THENCE S. 00° 01' 50" E. a distance of 753.80 feet to a 1/2" iron rod set with a yellow cap inscribed "RPLS 4263" (hereafter referred to as an OJD Cap) in the northerly right-of-way line of State Highway No. 256 for the southeast corner of this tract.

THENCE S. 63° 42' 24" W., along said right-of-way line, a distance of 334.53 feet to an OJD Cap set for an angle corner of this tract.

THENCE N. 00° 01' 50" W. a distance of 253.37 feet to an OJD Cap set in an existing fence line for an angle corner of this tract.

THENCE along said fence line to OJD Caps set at fence corners as follows to wit:

S. 71° 54' 36" W. a distance of 313.12 feet,
S. 89° 33' 07" W. a distance of 1069.95 feet,
N. 03° 09' 13" W. a distance of 280.44 feet,
and S. 87° 32' 05" W. a distance of 955.05 feet to an OJD Cap set in said west line of said Section 93 for the southwest corner of this tract.

THENCE N. 00° 03' 20" W., along said west line, a distance of 487.66 feet to the place of BEGINNING and containing 39.11 acres of land. (Set forth in Partial Release of Lien from InterBank to Zack B. Fisher, et ux, dated February 12, 2019.)

Secures: Real Estate Lien Note in the principal amount of \$50,000.00, executed by Zack B. Fisher and wife, Texie A. Fisher, and payable to the Order of InterBank.

Holder: The Note and the liens securing same, including the Deed of Trust, are now owned by InterBank.

Foreclosure Sale:

Date: February 2, 2021

Time: 10:00 a.m.

Place: North end of the Courthouse, as designated by the Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that InterBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, InterBank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of InterBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with InterBank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas Law.

If InterBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

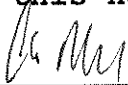
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective

bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by InterBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



CHAD HOLLAND, TRUSTEE

THE STATE OF TEXAS §
COUNTY OF CHILDRESS §

FILED
COUNTY CLERK
CHILDRESS COUNTY TEXAS
JAN 11 2021
2:25

This instrument was acknowledged before me this the 11th day of January, 2021, by Chad Holland, Trustee.



NOTARY PUBLIC, STATE OF TEXAS

