

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: February 3, 2015

**Deed of Trust**

Date: July 9, 2013

Grantor: James G. Baker and wife, Lisa A. Baker

Grantor's County: Hill County, Texas

Beneficiary: Citizens State Bank Whitney, Texas

Trustee: John W. Thiele

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Volume 1760, Page 817, Hill County Official Public Records

**Property:**

**TRACT ONE:**

All that certain lot, tract or parcel of land being a part of Lots Nine (9) and Ten (10) of the Woodland Park Subdivision, Hill County, Texas, according to the plat recorded in Slide A-217, Plat Cabinet Records of Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

**TRACT TWO:**

All that certain lot, tract or parcel of land being the east 200 feet of Lot Eleven (11), Woodland Park Subdivision, Hill County, Texas, according to the plat recorded in Slide A-217, Plat Cabinet Records of Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

**Note**

Date: July 9, 2013

Amount: \$30,000

Debtor: James G. Baker and wife, Lisa A. Baker

Holder: Citizens State Bank Whitney, Texas


Date of Sale of Property (first Tuesday of month): February 3, 2015

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" 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.

**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.**

  
\_\_\_\_\_  
Michael W. McDonald, Substitute Trustee

FILED  
HILL COUNTY CLERK  
HILL COUNTY TEXAS  
2015 JAN -6 PM 3:05

TRACT ONE:

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lots 9 and 10 of the Woodland Park Subdivision, according to plat recorded in Slide A-217 of the Official Plat Records of Hill County, Texas. Said land is all that certain tract described in a Substitute Trustee's Deed from Martha McGregor to Charlene Cranshaw Whalen recorded in Volume 793, Page 712 of the Official Public Records of Hill County, more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the west line of State Highway 22 for the southeast corner of said Lot 9 and for the southeast corner of this;

**THENCE** with the south line of said Lot 9 and generally along a fence as extended, N69°36'40"W 139.85 feet to an iron spike found at a metal fence corner for the southeast corner of that certain tract described in a deed to Nicky D. Nix recorded in Volume 923, Page 712 of the Official Public Records of Hill County and for an outside ell corner of this;

**THENCE** generally along a metal fence, N19°50'31"E 10.94 feet to a 3/8" iron rod found at a fence corner for an outside ell corner of said Nix tract and for an inside ell corner of this;

**THENCE** generally along a metal fence, N69°33'04"W 59.76 feet to a 1/2" iron rod set at a fence corner for the southwest corner of this;

**THENCE** generally along a metal fence, N21°09'18"E 187.87 feet to a 1/2" iron pipe found in the north line of said Lot 10 for the northeast corner of said Nix tract and for the northwest corner of this;

**THENCE** S70°00'17"W 199.34 feet to a 1/2" iron rod set in the west line of State Highway 22 for the northeast corner of said Lot 10 and for the northeast corner of this;

**THENCE** with the west line of State Highway 22, S21°00'00"W 200.23 feet to the place of beginning, containing 0.899 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land lying and situated in Hill County, Texas, and being a part of Lot Eleven (11), Woodland Park Subdivision, according to the plat recorded in Volume 162, page 66 of the Hill County Deed Records, being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of Lot 11 being the southeast corner of Lot 12;  
**THENCE** — Southward 100 feet with the east line of Lot 11 to the northeast corner of Lot 10;  
**THENCE** — Westward with the common line between Lots 10 and 11, 200 feet to a point for corner and being the northwest corner of a tract decded from W.G. Brooks et ux to C.G. Murray by a deed recorded in Volume 500, page 443 of the Hill County Deed Records;  
**THENCE** — North 21 East, 100 feet to a point for corner in the common line between Lots 11 and 12;  
**THENCE** — Eastward 200 feet with the common line of Lots 11 and 12 to the Place of Beginning.

EXHIBIT A, SOLO PAGE