

#9

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 FEB -4 AM 10:21

Date: February 3, 2025

Deed of Trust

Date: March 12, 2021
Grantor: Guillermo Guerrero and spouse, Jennifer Guerrero
Grantor's County: Hill County, Texas
Beneficiary: Robert S. Baker and spouse, Deborah L. Baker
Trustee: Charles H. Newman
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645
Recording Information: Volume 2098, Page 334, Hill County Official Public Records

Property:

Tract 1:

All that certain lot, tract or parcel of land being 1.16 acres, John Fisher Survey, A-309 and James A. Addison Survey, A-20, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

Tract 2:

All that certain lot, tract or parcel of land being 98.84 acres, John Fisher Survey, A-309 and James A. Addison Survey, A-20, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

Tract 3:

All that certain lot, tract or parcel of land being 123.218 acres, John Fisher Survey, A-309, James A. Addison Survey, A-20, George Isaacs Survey, A-484, and the J. McDonald Survey, A-577, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT 20.85 acres, John Fisher Survey, A-309, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes; and,

SAVE AND EXCEPT 12.43 acres, John Fisher Survey, A-309, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

Note

Date: March 12, 2021
Amount: \$487,104
Debtor: Guillermo Guerrero and spouse, Jennifer Guerrero
Holder: Robert S. Baker and spouse, Deborah L. Baker

Date of Sale of Property: March 4, 2025

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. The net proceeds of the sale shall be applied to the balance owed on 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

EXHIBIT A

TRACT ONE:

BEING a lot, tract, or parcel of land containing 1.160 acres, being 0.321 acres in the John Fisher Survey, A-309 and 0.839 acres in the James A. Addison Survey A-20 in Hill County, Texas. Said land is part of that certain 125.29 acre tract described in a deed from James S. Doggett to Tracy and Michelle Ewell Joslin as recorded in Volume 1051, Page 413 of the Official Public Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in HCR 3220 for the southwest corner of said 125.29 acre tract, said point being the northwest corner of 222.43 acres described in a deed from James S. Doggett to Tracy and Michelle Ewell Joslin as recorded in Volume 1059, Page 302 of the Official Public Records of Hill County;

THENCE: N 30 deg 2 min 11 sec W 13.99 feet along said road to a 1/2" iron rod set for corner;

THENCE: N 60 deg 16 min 52 sec E 23.42 feet pass 2" pipe fence corner, in all 1516.60 feet along a fence to a 6" wood gate post;

THENCE: N 38 deg 34 min 42 sec E 429.19 feet along a fence to a 1/2" iron rod set for corner;

THENCE: S 50 deg 23 min 28 sec E 169.98 feet to a 1/2" iron rod set for corner in the north line of said 222.43 acre tract;

THENCE: S 59 deg 53 min 4 sec W along said north line at 481.81 feet pass 5/8" iron rod found for reference, in all 1975.34 feet to the point of beginning, containing 1.160 acres of land.

TRACT TWO:

BEING a lot, tract, or parcel of land containing 98.840 acres, being 96.024 acres in the John Fisher Survey A-309 and 2.816 acres in the James A. Addition Survey A-20 in Hill County, Texas. Said land is a part of that certain 222.43 acre tract described in a deed from James S. Doggett to Tracy and Michelle Ewell Joslin as recorded in Volume 1059, described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in HCR 3220 for the northwest corner of said 222.43 acres, said point being the southwest corner of 125.29 acres described in a deed from James S. Doggett to Tracy and Michelle Ewell Joslin as recorded in Volume 1051, Page 413 of the Official Public Records of Hill Survey;

THENCE: N 59 deg 53 min 4 sec E at a 1493.53 feet pass a 5/8" iron rod found for reference, in all 1973.34 feet to a 1/2" iron rod set for corner;

THENCE: S 50 deg 23 min 28 sec E 404.14 feet to a 1/2" iron rod set in a fence line;

THENCE: Generally along said fence S 62 deg 30 min 40 sec E 203.28 feet and
N 73 deg 45 min 56 sec E 740.05 feet and
N 55 deg 24 min 20 sec E 177.00 feet and
N 77 deg 7 min 29 sec E 105.39 feet and
S 84 deg 9 min 10 sec E 181.58 feet and
S 67 deg 37 min 1 sec E 152.76 feet and
S 52 deg 31 min 0 sec E 247.77 feet and
S 32 deg 11 min 54 sec E 158.91 feet and
S 5 deg 12 min 27 sec E 157.94 feet and
S 3 deg 28 min 24 sec W 269.29 feet, 1/2" iron rod set at all points;

EXHIBIT A
(Continued)

THENCE: S 61 deg 24 min 43 sec W 1299.84 feet to a 1/2" iron rod set in a fence line for the east line of 50 acres described in a deed to Don B. and Luefrocia Lee Szurgot as recorded in Volume 1095, Page 624 of the Official Public Records of Hill County;

THENCE: N 31 deg 33 min 10 sec W 337.36 feet along said east line to a 5/8" iron rod found for corner;

THENCE: S 59 deg 24 min 56 sec W generally along a fence at 1991.39 feet pass a 5/8" iron rod found at a fence corner, in all 2038.63 feet to a 5/8" iron rod found in said HCR 3220;

THENCE: N 30 deg 2 min 11 sec W 1373.75 feet along said road to the point of beginning, containing 98.840 acres.

TRACT THREE:

FIELD NOTES for a lot, tract, or parcel of land containing 123.218 acres lying and situated in the John Fisher Survey A-309, the James A. Addison Survey A-20, the George Isaacs Survey A-484 and the J. McDonald Survey A-577 in Hill County, Texas. Said land is a part of certain 222.43 acre tract described in a deed from Saddle Side Realty, Inc. to Tracy Joslin and wife, Michelle Ewell Joslin as recorded in Volume 1059, Page 302 of the Official Public Records of Hill County. Said land is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron-rod found at a road corner of HCR 3220, said point being the northeast corner of 180.81 acres described in a deed to L.O. Bentley as recorded in Volume 1252, Page 226 of the Official Public Records of Hill County;

THENCE, S 01 deg 14 min 54 sec W 888.50 feet along said road to a 5/8" iron rod found for an angle point;

THENCE: S 59 deg 17 min 8 sec W 1010.92 feet along said road to a 5/8" iron rod found for an angle point;

THENCE: S 59 deg 35 min 47 sec W 905.74 feet along said road to a 5/8" iron rod found for the southeast corner of a tract described in a deed to Don B. Szurgot as recorded in Volume 1085, Page 524 of the Official Public Records of Hill County;

THENCE: N 31 deg 33 min 10 sec W 725.82 feet along Szurgot's east line to a 1/2" iron rod found for the most southerly southwest corner of 100.000 acres described in a deed to Ronald Finn and wife Deborah Finn as recoded in Volume 1354, Page 539 of the Official Public Records of Hill County;

THENCE: N 61 deg 24 min 43 sec E 1299.84 feet along Finn's south line to a 1/2" iron rod found at a fence corner;

THENCE: N 3 deg 28 min 24 sec E 258.29 feet along a fence to a 1/2" iron rod found for corner;

THENCE: N 5 deg 12 min 28 sec W 157.94 feet along a fence to a 1/2" iron rod found for corner;

THENCE: N 32 deg 11 min 54 sec W 158.91 feet along a fence to a 1/2" iron rod found for corner;

THENCE, N 52 deg 31 min 2 sec W 247.77 feet along a fence to a 1/2" iron rod found for corner;

THENCE: N 87 deg 37 min 1 sec W 152.79 feet along a fence to a 1/2" iron rod found for corner;

THENCE: N 84 deg 9 min 10 Sec W 181.58 feet along a fence to a 1/2" iron rod found for corner;

THENCE: S 77 deg 7 min 29 sec W 105.39 feet along a fence to a 1/2" iron rod found for corner;

EXHIBIT A
(Continued)

THENCE, S 55 deg 24 min 20 sec W 177.00 feet along a fence to a 1/2" iron rod found for corner;
THENCE: S 73 deg 45 min 55 sec W 740.05 feet along a fence to a 1/2" iron rod found for corner;
THENCE: N 62 deg 30 min 40 sec W 203.28 feet along a fence to a 1/2" iron rod found for corner;
THENCE: N 50 deg 23 min 29 sec W 404.13 feet to a 5/8" iron rod found in a fence line;
THENCE: N 59 deg 53 min 3 sec W 1765.82 feet to a point in the center of Ash Creek;
THENCE: S 65 deg 8 min 11 sec E 35.42 feet along said creek to a point;
THENCE: S 78 deg 3 min 29 sec E 593.22 feet along said creek to a point;
THENCE: S 76 deg 52 min 15 sec E 424.48 feet along said creek to a point;
THENCE: N 87 deg 1 min 39 sec E 593.64 feet along said creek to a point;
THENCE: N 83 deg 18 min 40 sec E 551.10 feet along said creek to a point;
THENCE: N 81 deg 5 min 52 sec E 406.62 feet along said creek to a point;
THENCE: N 74 deg 15 min 40 sec E 309.09 feet along said creek to a point;
THENCE: S 19 deg 13 min 26 sec E 110.24 feet leaving Ash Creek to a point;
THENCE: S 75 deg 51 min 19 sec E 68.13 feet to a point;
THENCE: S 25 deg 25 min 0 sec E 43.04 feet to a point;
THENCE: S 29 deg 15 min 21 sec W 170.28 feet to a 1/2" iron rod set for an angle point;
THENCE: S 58 deg 47 min 38 sec W 513.74 feet to a 1/2" iron rod set for an angle Point;
THENCE: N 84 deg 10 min 45 sec W 37.04 feet to a 1/2" iron rod set for an angle, point;
THENCE: S 63 deg 55 min 53 sec W 209.53 feet to a 1/2" iron rod set for an angle point;
THENCE: S 78 deg 57 min 45 sec W 293.15 feet to a 1/2" iron rod set for an angle point;
THENCE: N 77 deg 31 min 15 sec W 121.40 feet to a 1/2" iron red Set for an angle point;
THENCE: S 59 deg 69 min 98 sec W 164.65 feet to a 1/2" iron rod set for corner;
THENCE: S 30 deg 6 min 15 sec E 836.88 feet to the point of beginning, containing 123.218 acres of which 1.288 acres are in use as a public road.

SAVE & EXCEPT:

All that certain lot, tract or parcel of land lying and situated in the John Fisher Survey, Abstract No. 309, Hill County, Texas, being a portion of that certain tract of land described as 123.218 acres in the General Warranty Deed from Michelle Ewell Joslin and husband, Tracy Joslin to Robert S. Baker and wife, Deborah L. Baker, dated

EXHIBIT A
(Continued)

December 21, 2005, recorded in Book 1385, Page 326 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" steel rebar found lying at a projected intersection of an ell corner of County Road 3220, lying on the approximate easterly line of said Fisher Survey for the approximate westerly line of the J. McDonald Survey, Abstract No. 577 and the westerly line of that certain tract of land described as Tract 1 and called 21.53 acres in the General Warranty Deed from William Preston Verner and Pamela Dawn Verner to The William and Pamela Verner Revocable Trust, dated February 17, 2010, recorded in Volume 1631, Page 714 of the Official Public Records of Hill County, Texas, being a southeast corner of said 123.218 acre tract and the northeast corner of that certain tract of land described as 180.81 acres in the General Warranty Deed from Kathy Eileen Nelson to KCR Penelope 333, L.L.C., (undivided one-third interest, executed January 26, 2015, recorded in Volume 1816, Page 73 of the Official Public Records of Hill County, Texas, said tract previously described in the Warranty Deed from the Myrle Pauline Bentley Trust to Kathy Eileen Nelson, Calvin Ray Bentley and Evert Randall Bentley, executed September 16, 2014, recorded in Volume 1803, Page 498 of the Official Public Records of Hill County, Texas;

THENCE South 61 degrees 13 minutes 58 seconds West along the common line between said 123.218 acre tract and said 180.81 acre tract and generally along said County Road, 888.12 feet to a 1/2" steel rebar found (control monument) for a common angle point;

THENCE South 59 degrees 17 minutes 08 seconds West (directional control line) along the common line between said 123.218 acre tract and said 180.81 acre tract and generally along said County Road, 728.26 feet to a 1/2" steel rebar set, said corner bears North 59 degrees 17 minutes 08 seconds East 282.60 feet from a 1/2" steel rebar found (control monument) for a common angle point;

THENCE over and across said 123.218 acre tract the following six (6) courses and distances:

- 1). North 31 degrees 42 minutes 23 seconds West 76.41 feet to a 1/2" steel rebar set;
- 2). North 33 degrees 56 minutes 26 seconds East 320.06 feet to a 1/2" steel rebar set;
- 3). North 20 degrees 09 minutes 59 seconds East 650.08 feet to a 1/2" steel rebar set;
- 4). North 23 degrees 48 minutes 58 seconds East 162.98 feet to a 1/2" steel rebar set;
- 5). North 37 degrees 52 minutes 13 seconds East 160.04 feet to a 1/2" steel rebar set
- 6). North 52 degrees 52 minutes 15 seconds East 554.96 feet to a 1/2" steel rebar set lying on the approximate easterly line of said Fisher Survey for the approximate westerly line of said McDonald Survey;

THENCE South 30 degrees 04 minutes 33 seconds East over and across said 123.218 acre tract and generally along the approximate common line between said Fisher and McDonald Surveys, at 32.60 feet passing a 1/2" steel rebar found for an interior ell corner of said 123.218 acre tract, being the northwest corner of said 21.53 acre tract, continuing along the common line between said 123.218 acre tract and said 21.53 acre tract and partially along a fence in all 868.80 feet to the point of beginning and containing 20.85 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT A
(Continued)

All that certain tract, or parcel of land lying and situated in the John Fisher Survey, Abstract 309, Hill County, Texas, being a part of that certain tract of land described as Tract One (called 1.160 acres) and part of that certain tract of land described as Tract Two (called 98.840 acres) in the deed from Robert S. Baker and spouse Deborah L. Baker to Guillermo Guerrero and spouse Jennifer Guerrero recorded in Volume 2098, Page 327 in the Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rebar found (control monument) at the northwest corner of said Tract One, at the southwest corner of that certain tract of land described as 56.06 acres in the deed to Agustín Alvarado and Antonia B. Alvarado recorded in Volume 1941, Page 80 in the Official Public Records of Hill County, Texas, on the easterly line of that certain tract of land described as 197.81 acres in the deed to Donald R. Adair, et ux, et al recorded in Volume 1959, Page 364 in the Official Public Records of Hill County, Texas, lying in HCR 3220 and on the approximate westerly line of said Fisher Survey and the easterly line of the Jonathan Wallace Survey, Abstract 938, Hill County Texas;

THENCE North 60 degrees 05 minutes 49 seconds East (directional control line) at 23.55 feet passing a 2 inch steel fence post found for reference, continuing with the common line of said Tract One and said 56.06 acre tract in all 1517.04 feet to a 6 inch pipe found in concrete (control monument) at an angle point in the northerly line of said Tract One, at the southeast corner of said 56.06 acre tract and the southwest corner of that certain tract of land described as 68.118 acres in the deed to Agustín Alvarado and Antonia B. Alvarado recorded in Volume 2031, Page 633 in the Official Public Records of Hill County, Texas;

THENCE North 37 degrees 54 minutes 01 seconds East, generally along a fence and with the common line of said Tract One and said 68.118 acre tract, 406.62 feet to a 1/2 inch steel rebar set, from which a 2-1/2 steel fence post found at the northerly corner of said Tract One and an ell corner in the southerly line of said 68.118 acre tract bears North 37 degrees 54 minutes 01 seconds East 23.42 feet;

THENCE South 30 degrees 00 minutes 15 seconds East crossing said Tract One and Tract Two, 354.82 feet to a 1/2 inch steel rebar set;

THENCE South 55 degrees 52 minutes 55 seconds West crossing said Tract Two at 1873.72 feet passing a 1/2 inch steel rebar set for reference in a fence along the easterly side of said HCR 3220, continuing in all 1896.72 feet to a 1/2 inch steel rebar set on the common line of said Tract Two and said 197.81 acre tract and in HCR 3220;

THENCE North 30 degrees 20 minutes 00 seconds West with HCR 3220 and along the common line of said Tract One and Two and said 197.81 acre tract, 340.62 feet to the point of beginning and containing 12.43 acres of land as surveyed on the ground December 14, 2021, by Peede & Associates Land Surveyors, LTD as Job Number 091721.