

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 17, 2017

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2017 JAN 17 P 2:03

Deed of Trust

Date: December 19, 2012
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 1738, Page 45, Hill County Official Public Records

Property:

All those certain lots, tracts or parcels of land being a part of Lots Eighty-two (82), Eighty-five (85) and Eighty-six (86), Lakedge Harbor Subdivision, Hill County, Texas, being more particularly described on the plat and field notes marked Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: December 19, 2012
Amount: \$48,000
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 7, 2017

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

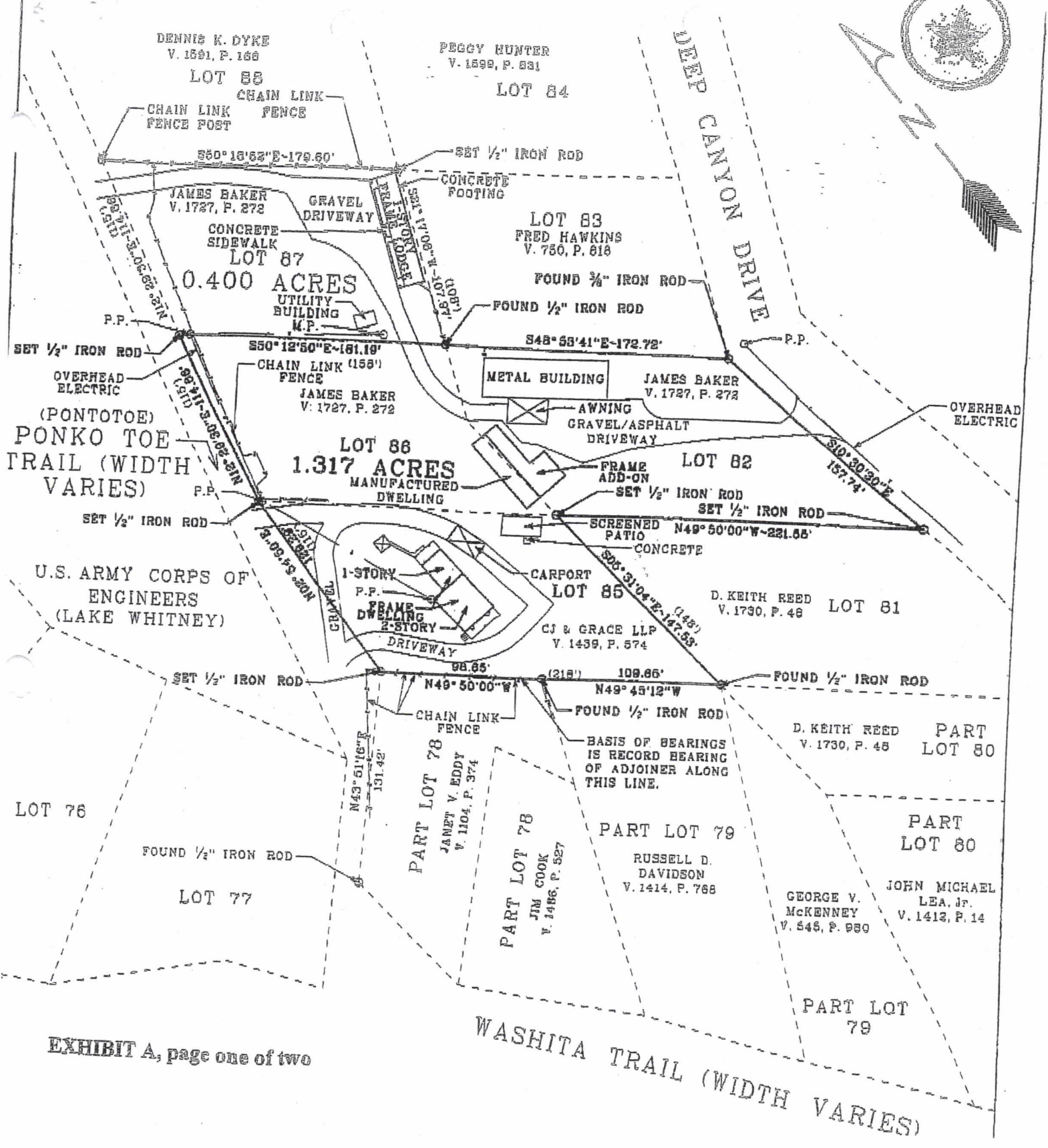
Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

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



DENNIS K. DYKE
V. 1591, P. 166

PEGGY HUNTER
V. 1599, P. 831

LOT 88

LOT 84

CHAIN LINK FENCE
CHAIN LINK FENCE POST

S50°18'53"E-179.60'

SET 1/2" IRON ROD

JAMES BAKER
V. 1727, P. 272

GRAVEL DRIVEWAY

CONCRETE FOOTING

LOT 83
FRED HAWKINS
V. 750, P. 818

CONCRETE SIDEWALK
LOT 87
0.400 ACRES

FOUND 3/8" IRON ROD

UTILITY BUILDING
M.P.

FOUND 1/2" IRON ROD

S48°58'41"E-172.72'

SET 1/2" IRON ROD

S50°12'50"E-181.19'

METAL BUILDING

JAMES BAKER
V. 1727, P. 272

OVERHEAD ELECTRIC

CHAIN LINK (158') FENCE
JAMES BAKER
V. 1727, P. 272

AWNING GRAVEL/ASPHALT DRIVEWAY

OVERHEAD ELECTRIC

(PONTOTOE) PONKO TOE TRAIL (WIDTH VARIES)

LOT 86
1.317 ACRES
MANUFACTURED DWELLING

LOT 82

FRAME ADD-ON

SET 1/2" IRON ROD
SET 1/2" IRON ROD

S10°30'30"E-157.74'

SCREENED PATIO
N49°50'00"W-221.65'
CONCRETE

U.S. ARMY CORPS OF ENGINEERS (LAKE WHITNEY)

1-STORY P.P.
FRAME DWELLING
2-STORY
DRIVEWAY

CARPORT
LOT 85

D. KEITH REED
V. 1730, P. 48

LOT 81

CJ & GRACE LLP
V. 1439, P. 574

SET 1/2" IRON ROD

N49°50'00"W

(218') 109.65'

FOUND 1/2" IRON ROD

CHAIN LINK FENCE

FOUND 1/2" IRON ROD

D. KEITH REED
V. 1730, P. 48

PART LOT 80

LOT 76

PART LOT 78
JANET V. EDDY
V. 1104, P. 374

PART LOT 78
JIM COOK
V. 1486, P. 527

PART LOT 79

RUSSELL D. DAVIDSON
V. 1414, P. 768

PART LOT 80

FOUND 1/2" IRON ROD

GEORGE V. MCKENNEY
V. 545, P. 980

JOHN MICHAEL LEA, JR.
V. 1412, P. 14

LOT 77

PART LOT 79

EXHIBIT A, page one of two

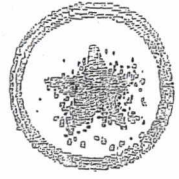
WASHITA TRAIL (WIDTH VARIES)

184 THOUSAND OAKS DRIVE

WHITNEY, TEXAS 76692

PHONE: (254)694-7708

FAX: (254)694-7230



Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 82, 85, and 86 of the Lakedge Harbor Subdivision in Hill County, Texas, according to plat recorded in Volume 365, Page 331 of the Deed Records of Hill County. Said land is a part of those certain tracts described in a Contract for Deed between Sondra Carter and James and Lisa Baker recorded in Volume 1727, Page 272 and all that certain tract described in a deed from Jerry W. Phillips to CJ & Grace, LLP of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 85 and for the most southerly southeast corner of this:

THENCE with the south line of said Lot 85, N49°45'12"W 109.65 feet to a 1/2" iron rod found at the end of an old fence for the northwest corner of Lot 79 and for the northeast corner of Lot 78 of said Subdivision;

THENCE N49°50'00"W 98.65 feet to a 1/2" iron rod set in the east line of Ponko Toe (Pontotoe) Trail for the southwest corner of said Lot 85 and for the southwest corner of this:

THENCE with the east line of Ponko Toe Trail, N02°54'50"E 129.29 feet to a 1/2" iron rod set for the northwest corner of said Lot 85 and for the southwest corner of said Lot 86 and N12°29'30"E 114.86 feet to a 1/2" iron rod set for the northwest corner of said Lot 86 and for the northwest corner of this;

THENCE S50°12'50"E 161.19 feet to a 1/2" iron rod found at a chain link fence corner for the northeast corner of said Lot 86 and for the northwest corner of said Lot 82;

THENCE S48°53'41"E 172.72 feet to a 3/8" iron rod found in the west line of Deep Canyon Drive for the northeast corner of said Lot 82 and for the northeast corner of this;

THENCE with the west line of Deep Canyon Drive, S10°30'30"E 157.74 feet to a 1/2" iron rod set for the southeast corner of said Lot 82 and for the most easterly southeast corner of this;

THENCE N49°50'00"W 221.55 feet to a 1/2" iron rod set for the southwest corner of said Lot 82, for the southeast corner of said Lot 86, for the northeast corner of said Lot 85, and for an inside ell corner of this;

THENCE S05°31'04"E 147.53 feet to the place of beginning, containing 1.317 acres of land.

A plat of even date accompanies these field notes.

