

**NOTICE OF TRUSTEE'S SALE**

Date: December 8, 2015

**Deed of Trust**

Date: August 22, 2014

Grantor: Colette C. Savage

Grantor's County: Hill County, Texas

Beneficiary: Mark L. Savage

Trustee: Michael W. McDonald

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

Recording Information: Volume 1803, Page 82, Official Public Records of Hill County, Texas

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2015 DEC -8 P 2:53

**Property:**

**TRACT ONE:**

All that certain lot, tract or parcel of land being the middle one-third (1/3rd) of Lot Three (3), Block 53 of the Original Town of Hubbard, Hill County, Texas, according to the plat recorded in Volume 41, page 14, Hill County Deed Records.

**TRACT TWO:**

All that certain lot, tract or parcel of land being 0.314 acres, John Bullard Survey, A-86, and Jesse Beasley Survey, A-43, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

**TRACT THREE:**

All that certain lot, tract or parcel of land being the South 1/2 of Lot Five (5), Block 47 of the Original Town of Hubbard, Hill County, Texas, according to the plat thereof recorded in Volume 41, page 14, Hill County Deed Records.

**Note**

Date: August 22, 2014

Amount: \$240,000.00

Debtor: Colette C. Savage

Holder: Mark L. Savage

Date of Sale of Property (first Tuesday of month): January 5, 2016

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 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.**



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**Michael W. McDonald, Trustee**

Property: **800 NW 2nd Street, Hubbard, TX 76648**

**FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 0.246 ACRES OUT OF THE JOHN BULLARD SURVEY A-86 AND 0.068 ACRES OUT OF THE JESSE BEASLEY SURVEY A-43 IN HILL COUNTY, TEXAS. SAID LAND IS ALL THOSE CERTAIN FIRST AND SECOND TRACTS DESCRIBED IN A DEED FROM O.G. MINZE ET UX, BARBARA J. MINZE TO HIXIE LEE RILEY AS RECORDED IN VOLUME 708, PAGE 322 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 5/8" IRON ROD SET AT THE INTERSECTION OF THE WEST LINE OF MOSQUITO AVENUE WITH THE NORTH LINE OF NORTH SECOND STREET FOR THE SOUTHEAST CORNER OF SAID SECOND TRACT AND FOR THE SOUTHEAST CORNER OF THIS;**

**THENCE WITH THE NORTH LINE OF NORTH SECOND STREET, S 45°00'55" W 39.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID FIRST TRACT, SAID POINT BEING CALLED THE SOUTHEAST CORNER OF SAID JOHN BULLARD SURVEY;**

**THENCE CONTINUING WITH THE NORTH LINE OF SAID STREET, S 52°02' 45" W 75.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID FIRST TRACT, FOR THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO JIM R. HAMMER AS RECORDED IN VOLUME 946, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS, AND FOR THE SOUTHWEST CORNER OF THIS;**

**THENCE N 31°22'45" W 147.50 FEET TO A 5/8" IRON ROD SET IN THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED TO ORVILLE MADDOX AS RECORDED IN VOLUME 548, PAGE 145 OF THE DEED RECORDS OF HILL COUNTY FOR THE NORTHEAST CORNER OF SAID HAMMER TRACT, FOR THE NORTHWEST CORNER OF SAID SECOND TRACT, AND FOR THE NORTHWEST CORNER OF THIS;**

**THENCE WITH THE SOUTH LINE OF SAID MADDOX TRACT, N 58° 33' 15" E 80.19 FOOT TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF MOSQUITO AVENUE FOR THE SOUTHEAST CORNER OF SAID MADDOX TRACT, FOR THE NORTHEAST CORNER OF SAID SECOND TRACT, AND FOR THE NORTHEAST CORNER OF THIS;**

**THENCE WITH THE WEST LINE OF MOSQUITO AVENUE, S 45°19'00" E 133.77 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.314 ACRES OF LAND.**

**A.P.N.**