

#22

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 MAR 10 PM 12:17

Date: February 28, 2025

Substitute Trustee: John Malone

Substitute Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Baker Wealth Management, LLC

Note:

Date: January 26, 2021

Principal Amount: \$56,050.00

Borrower: Jose Efren Parada

Mortgagee: Baker Wealth Management, LLC

Deed of Trust:

Date: January 26, 2021

Grantor: Jose Efren Parada

Mortgagee: Baker Wealth Management, LLC

Recording Information: Instrument No. 00119215, Volume 2091, Page 73 of the Official Public Records of Hill County, Texas.

Property: Part One: All that certain lot, tract or parcel of land being all of Lots Seven (7), Eight (8) and Nine (9), Block Seven (7) of the Greenwade Addition to the City of Whitney, Hill County, Texas according to the plat recorded in Volume 100, Page 633, Hill County Deed Records, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part Two: A 1964 Rembrandt single wide Manufactured Home Label No. TXS0576017 and Serial No. B15837.

County: Hill

Date of Sale: April 1, 2025

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Steps outside East side of the Hill County Courthouse in Hillsboro, Texas

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.

John Malone is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

John Malone

JOHN MALONE,
SUBSTITUTE TRUSTEE (254) 772-3722

TRACT ONE

Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 7, 8, and 9, Block 7 of the Greenwade Addition to the City of Whitney, Hill County, Texas, according to plat recorded in Volume 100, Page 633 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Betty Head to Jerry Moffatt recorded in Volume 1888, Page 248 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the west line of a 20 foot alley for the southeast corner of said Lot 8 and for the southeast corner of this, said rod being S65°58'40"W 20.05 feet and N28°08'00"W 50.00 feet from a 1/2" iron rod found at the intersection of the east line of said alley with the north line of Hoover Avenue (South 5th Street) for the southwest corner of Lot 11 of said Block 7:

THENCE S65°54'22"W 114.60 feet to a 1/2" iron rod set in the east line of South Brazos Street for the southwest corner of said Lot 8 and for the southwest corner of this;

THENCE with the east line of South Brazos Street, N27°44'25"W 150.01 feet to a 1/2" iron rod set for the northwest corner of said Lot 7 and for the northwest corner of this;

THENCE N65°58'40"E 113.48 feet to a 1/2" iron rod set in the west line of said alley for the northeast corner of said Lot 7 and for the northeast corner of this;

THENCE with the west line of said alley, S28°08'00"E 150.00 feet to the place of beginning containing 0.391 acres of land.