

May 2022

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**Date:** April 11, 2022

**Substitute Trustee:** James H. McCullough

**Substitute Trustee's Addresses:** Street Address: 307 N. Center Street, Franklin, Texas 77856  
Mailing Address: P.O. Box 1288, Franklin, Texas 77856

**Lender:** MACRU, L.L.C.

**Note**

**Date:** December 13, 2019  
**Original Amount:** \$50,000.00  
**Borrower:** Quinton D. Baker  
**Lender:** MACRU, L.L.C.

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 11 day of April, 2022 at 10:30 a.m.  
Stephanie M. Sanders, Robertson County Clerk  
by: *Maxine Lattimore*

Filed for Record in:  
Robertson County  
On: Apr 11, 2022 at 10:24A  
By: Maxine Lattimore

**Deed of Trust**

**Date:** December 13, 2019  
**Grantor:** Quinton D. Baker  
**Original Trustee:** Bryan F. Russ III  
**Current Trustee:** James H. McCullough  
**Beneficiary:** MACRU, L.L.C.  
**Recorded:** Volume 1393, Page 757, Official Public Records of Robertson County, Texas

**Property:** The property conveyed by Special Warranty Deed with Vendor's Lien from MACRU, L.L.C. to Quinton D. Baker dated December 13, 2019, recording in Volume 1393, Page 752, Official Public, Records, Robertson County, Texas, being all that certain tract or parcel of land lying and being situated in Robertson County, Texas, and being out of the THOMAS JEFFERSON CHAMBERS 4-LEAGUE GRANT, ABSTRACT NO. 2 in Robertson County, Texas, and including all of the called 8.4 acres described in Warranty Deed from Clarence E. Mathis et ux to Lee Hortch dated March 17, 1995, recorded in Volume 629, Page 321, Official Records, Robertson County, Texas, and including all of the called 8.4 acres separated from a 21.88 acres by a public road described in the

Affidavits of Jaunita Austin, Willie F. Jones and Willie Ray Scott recorded in Volume 356, Pages 495-497, Public Records, Robertson County, Texas, and being out of and a part of a 28.5 acre tract of land described in a Deed from L.H. Whitehead et al to William J. Bielamowicz, Sr., dated 10-8-79 and recorded in Volume 346, Page 743, Public Records of Robertson County, Texas, and being described in metes and bounds as follows:

BEGINNING at a steel corner post for the northeast and northernmost corner of the Bethlehem Cemetery;

THENCE S 63 deg. 30 min. W 346 ft. along a wire fence and the north line of the Bethlehem Cemetery to a point, for a corner, in the east boundary of the county road right of way, said right of way including the access to Bethlehem Cemetery, said point bearing N 63 deg. 30 min E 12 ft. from the middle of the Bethlehem Cemetery gates;

THENCE approximately N 23 deg. 50 min. W 123.42 feet along the east boundary of the county road right of way to a large round corner post for the northwest and westernmost corner of this tract, said large round corner post being on the east boundary of the county road right of way;

THENCE N 68 deg. 22 min. E 1382.6 feet along a wire fence and the north line of the Whitehead property, a iron stake at corner post for the northeast and northernmost corner of this tract;

THENCE S 11 deg. 20 min. E 464 feet, along a wire fence line to a fence corner;

THENCE S 84 deg. 26 min. W 288.3 feet along a wire fence to a point;

THENCE N 81 deg. 40 min. W 174 feet along a wire fence to a point;

THENCE S 68 deg. 02 min. W 528.0 feet along a wire fence to an iron pin for the southeast and easternmost corner of Bethlehem Cemetery;

THENCE N 20 deg. 00 min. W 199.0 feet along a wire fence and the east line of Bethlehem Cemetery to the PLACE OF BEGINNING;

Along with the right title and interest to the middle of the public road adjoining the above described property.

**County:** Robertson County, Texas

**Date of Sale (first Tuesday of month):** May 3, 2022

**Time of Sale:** 1:00 pm (The sale shall be completed no later than 4:00 pm)

**Place of Sale:** At the North door on the first floor of the Robertson County Courthouse Annex in Franklin, Texas

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the Property by public auction to the highest bidder for cash (subject to the beneficiary having the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale) at the place, date, and time specified to satisfy the debt secured by the

Deed of Trust. The sale will begin at the earliest time stated above as Time of Sale or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to:

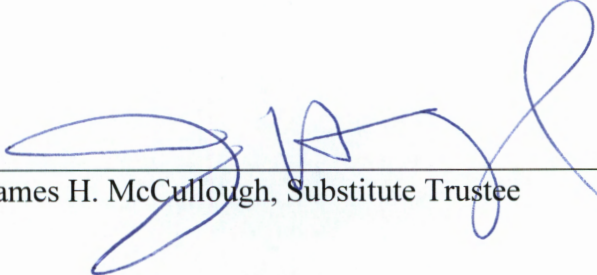
James H. McCullough

Mailing address: P.O. Box 1288, Franklin, Texas 77856

Street address: 307 N. Center Street, Franklin, Texas 77856

Phone 979-828-3663

Email [jamesmccullough@palmosruss.com](mailto:jamesmccullough@palmosruss.com)



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James H. McCullough, Substitute Trustee