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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 NOV 14 AM 9:30

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF HILL §

Date: November 11, 2022

Deed of Trust:

Date: July 24, 2020

Recorded in: Clerk's Instrument Number 00114040, Official Public Records of Hill County, Texas

Seller: Eden Farms Ltd., P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Buyer: Dolores Cervantes, 5509 Pine Place, Austin, Texas 78744 (Travis County)

Property Description: Being a 11.39 acre tract or parcel of land known as Tract K and being a part of the D. Laird Survey, A-520 in Hill County, Texas and being more fully described as Exhibit "A" in a Deed of Trust filed of record in Clerk's Instrument Number 00114040 in the Official Public Records of Hill County, Texas

Date of Sale: December 6, 2022

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Hill County Courthouse, 80 N. Waco Street, Hillsboro, Texas

Designated Area: The Hill County Courthouse, the east door, bearing the address 80 N. Waco Street, Hillsboro, Texas 76645 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Breanne Hirsch or Chesley
House or Brian Bagwell or Dean Murphy

For more information:

P.O. Box 1249

San Marcos, Texas 78667-1249

512-396-5115