

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §       KNOW ALL BY THESE PRESENTS:  
COUNTY OF HILL               §

**DATE:** 03/13/2023

**NOTE:** Promissory Note(s) described as follows:

Date: January 23, 2022  
Maker: Jeremiah Emery Overturff and Sara Elizabeth Overturff  
Payee: Stephen Whitehead, Trustee of the PR 483 Trust dated January 1, 2022  
Payee assigned to: Epitome Investments LLC-Series EE  
Original Principal Amount: \$52,700.00

**DEED OF TRUST:** Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: January 23, 2022  
Grantor: Jeremiah Emery Overturff and Sara Elizabeth Overturff  
Original Trustee: James L. Williams, Jr.  
Beneficiary: Stephen Whitehead, Trustee of the PR 483 Trust dated January 1, 2022  
Beneficiary assigned to: Epitome Investments LLC-Series EE on March 11, 2022

**LENDER:** Epitome Investments LLC-Series EE

**BORROWER:** Jeremiah Emery Overturff and Sara Elizabeth Overturff

**PROPERTY:** The real property described in the attached Exhibit "A"

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE(S):** Sherri Gallant, Malinda Wilson, and Jared Wilson

Substitute Trustee's Mailing Address:  
P.O. Box 2396  
Burleson, TX 76097

**FILED** 3:38 **PM**

MAR 13 2023

NICOLE TANNER  
COUNTY CLERK, HILL COUNTY, TEXAS  
By: Edurnan, Deputy

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

April 4, 2023, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

**SUBSTITUTE TRUSTEE:**

*Malinda Wilson*

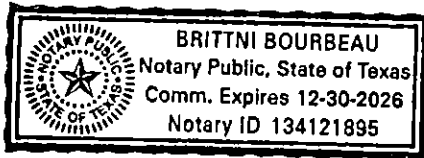
MALINDA WILSON

STATE OF TEXAS

§  
§  
§

COUNTY OF TARRANT

This instrument was acknowledged before me on this the 13<sup>th</sup> day of March, 2023, by MALINDA WILSON.



*Brittmi Bourbeau*  
Notary Public in and for the State of Texas

Exhibit A

All that certain lot, tract or parcel of land located in the C. Harrison Survey, Abstract No. 433, Hill County, Texas and being a part of Lot 13-NF of Amended Final Plat Tres Vidas, the plat thereof recorded in Slide AB 111, of the Plat Records of Hill County, Texas. Said lot being more particularly described by metes as follows:

BEGINNING at a ½" iron rod set in the intersection of the northwest line of Lot 13-NG, the southeast line of 13-NF, and the southwest line of Private Road 483, (P.R. 483), a 50' ROW, being the south corner of this tract;

THENCE, N 27 Degrees 36' 55" W, 100.00 feet along the southwest line of P.R. 483 to a ½" iron rod set at the west corner of this tract;

THENCE, through Lot 13-NF as follows; N 60 Degrees 42' 35" E, 435.79 feet crossing over P.R. 483 (gravel road), to a ½" iron rod set at the north corner of this tract; S 27 Degrees 36' 55" E, 100 feet to a ½" iron rod set in the northwest line of Lot 13-NG, the southwest line of Lot 13-NF, being the east corner of this tract;

THENCE, S 60 degrees 42' 35" W (Reference Bearing) 435.79 feet along the common line of Lot 13-NG and Lot 13-NF to the POINT OF BEGINNING and CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

The address of the property is more commonly known as **112 PR 483, Hillsboro, TX 76645.**

After recording, please return original to:

Malinda Wilson  
P. O. Box 2396  
Burleson, TX 76097