

#91

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.

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

FILED
NICOLE TAMMER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 OCT 15 PM 1:12

Lien Holder: JRK Credit, LLC, a Texas limited liability company

Debtor/Owner: Building Real Estate, LLC, a Texas limited liability company

Property: The real property, including all improvements thereon, described in Exhibit A.

Deed of Trust/Lien: Deed of Trust dated August 13, 2021, by and between Debtor/Owner, as Grantor; Pinnacle Bank, as Beneficiary; and Ronny D. Korb, as Trustee, recorded on August 18, 2021, as Document Number 00125682, Volume 2128, Page 712, Real Property Records, Hill County, Texas, which secures payment of that certain Promissory Note of even date therewith by and between Debtor/Owner and Pinnacle Bank in the principal amount of \$48,300.00 (the "Note"). The Note and Deed of Trust were subsequently assigned to Lien Holder by that certain Assignment of Loan Documents dated October 1, 2024, recorded in the Real Property Records of Hill County, Texas.

Indebtedness: The entire outstanding principal balance owed under the above-referenced Note and Deed of Trust, plus any additional fees, interest, dues, and attorney's fees incurred.

Substitute Trustee: The attorneys, including Kyle B. Fonville, Rhett Warren, Justus Anderson, Michael Noel, and Del Saenz, of Warren Fonville, PLLC, 1635 Rogers Road, Fort Worth, Texas 76107.

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, November 5, 2024, which is at least 21 days after the date of this notice.

Time: The sale will begin no earlier than 12:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The east door of the Hill County Courthouse, 1 N. Waco Street, Hillsboro, Texas 76645, or, if this is no longer the designated area, in the area most recently designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Type of Sale: The sale is a nonjudicial lien foreclosure sale being conducted pursuant to the Deed of Trust/Lien described herein above.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SIGNED on this the 15th day of October 2024.

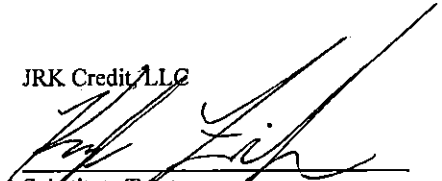
JRK Credit LLC

Substitute Trustee

Exhibit A

The land hereinafter referred to is situated in the City of Whitney, County of Hill, State of TX, and is described as follows:

All that certain tract or parcel of land being all of Lots 275 and 276 in White Bluff Subdivision, Lake Whitney, Hill County, Texas, according to the Plat filed in Slide A-130 of the Official Plat Records in Hill County, Texas.