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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 NOV -8 PM 4:02

NOTICE OF TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

November 8, 2024

Notice is hereby given of a public, non-judicial foreclosure sale.

Notice to Member(s) of Armed Forces: 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 a as a member of the 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. The address of the sender of this notice is set forth below.

Deed of Trust:

Dated: January 6, 2022

Grantor: Matthew Cisneros and Shayna Cisneros

Trustee: David K. Waggoner

Beneficiary: Russell D. Hackler

Recorded in: Volume 2159, Page 506,
Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$108,000.00, executed by Matthew Cisneros and Shayna Cisneros and payable to the order of Russell D. Hackler

Description of the Real Property: All of the real property (including all improvements, if any) described on **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

Trustee: David K. Waggoner

Trustee's Address: 103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645

Foreclosure Sale (the "Sale"):

Date: Tuesday, December 3, 2024

Time: The Sale shall begin no earlier than 9:00 A.M., or no later than three hours thereafter. The Sale shall be completed by no later than 12:00 P.M.

Place: The east exterior steps of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Hill County, Texas, as designated for foreclosure sales by the Commissioners Court of Hill County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on a "AS IS" "WHERE IS" and with all faults basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. No representations of any nature, either expressed or implied, are made about

the nature or condition of the Property, or the status of the title to the Property. Successful bidders take the Property SUBJECT TO any matter which may affect the validity of title.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

NOTICE OF ACCELERATION: If the maturity on the Note has not yet been accelerated, then the Beneficiary hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY).

Executed this 8th day of November, 2024.

David K. Waggoner

David K. Waggoner, Trustee

State Bar No. 50511604

103 West Elm Street

P.O. Box 875

Hillsboro, Texas 76645

Telephone: 254-580-0265

Info@WaggonerLawFirm.net

CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on Friday, November 8, 2024, my agent filed this Notice of Trustee's Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

David K. Waggoner

David K. Waggoner

EXHIBIT "A"

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Common street address of Property: 108 Avenue E and 301 East 4th Street, Blum, Hill County, Texas, 76627

Hill CAD Property ID Numbers: 355881 and 216663.

All that certain lot, tract or parcel of land situated in the Town of Blum, Hill County, Texas, and being a part of Block 32 and described by metes and bounds as follows:

Beginning at an iron pin in the East line of Avenue E being 112.0 ft. South 13 degrees 0 minutes West (called Southwesterly) from the North corner of Lot 1, Block 32, being the Southwest corner of a lot sold to Bee Russell on October 10, 1907; the Northwest corner of this lot;

Thence at right angles South 77 degrees 0 minutes East 126.5 ft. (called Southeasterly) to an iron pin for the Northeast corner of this lot;

Thence at right angles South 13 degrees 0 minutes West, an iron pin at 38.0 ft. in all 188.0 ft. (called in a Southwest direction) parallel with Avenue E to an iron pin in the North line of Fourth Street (F.M. No. 67) for the Southeast corner of this lot;

Thence at right angles North 77 degrees 0 minutes West 126.5 ft. parallel with Fourth Street (F. M. 67) to an iron pin at the intersection of the North line of Fourth Street (F. M. 67) and the East line of Avenue E for the Southwest corner of this lot;

Thence at right angles North 13 degrees 0 minutes East 188.0 ft. (called a Northeasterly direction) with the East line of Avenue E to the place of beginning; being that same and identical property as conveyed by Annie Nickels, formerly Mr. J.T. Dodson to Donald Hodges as recorded in Vol. 445, Page 101 Deed Records of Hill County Texas and being the same property as conveyed to Charles L. Davis by deed recorded in Vol. 645, Page 408, Deed Records of Hill County, Texas.