

# 104

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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2024 DEC 27 AM 9: 32

**NOTICE OF SALE**

**STATE OF TEXAS** §  
**COUNTY OF HILL** §

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by James Davis and Teresa Martin Davis, Grantors, to Eva Johnson, Trustee, dated August 17, 2011, and recorded in Recorded in: Volume 1685, Page 733, Official Public Records of Hill County, Texas of the Real Property Records of Hill County, Texas; and under and by virtue of the authority vested in the undersigned, Martha McGregor, as Substitute Trustee, and default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured and having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Substitute Trustee will offer for the sale at public auction to the highest bidder for cash at the Hill County Courthouse on February 4, 2025, all the property conveyed in said Deed of Trust, lying and being in Hill County, Texas, and more particularly described as follows:

Lot 12, White Rock Creek, a subdivision in Hill County, Texas, according to the map or plat of record in Volume 580, Page 953, Deed Records of Hill County, Texas.

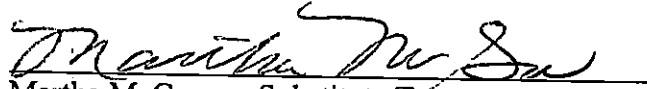
The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

The Notice of Sale hereby given is in satisfaction of the requirements of the aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

**Time and Place:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter, on February 4, 2025 at 80 Waco Street, Hillsboro, Texas, at the following location: East side of the Hill County Courthouse.

Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that T. Albert Garza's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

This is the 27th day of December, 2024.

  
Martha McGregor, Substitute Trustee  
Phone: 254-582-7337