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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 JUL -9 PM 4:06

NOTICE OF TRUSTEE'S SALE

Date: July 9, 2025

Deed of Trust

Date: September 16, 2021

Grantor: Brenda Joyce Gear

Grantor's County: Hill County, Texas

Beneficiary: Barron Essex and wife, Robin Essex

Trustee: Michael W. McDonald

Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Volume 2134, Page 602, Hill County Official Public Records

Property:

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being all of Lot One Hundred Thirteen (113), Lakeside Resort Subdivision on Lake Whitney, Texas, in accordance with the plat recorded in Volume 452, Page 365, Hill County Deed Records and being the same property described in a Deed from J. B. Shipp et ux to Shirley Allee, dated August 3, 1978, recorded in Volume 573, Page 976, Hill County Deed Records.

Note

Date: September 16, 2021

Amount: \$42,500

Debtor: Brenda Joyce Gear

Holder: Barron Essex and wife, Robin Essex

Date of Sale of Property (first Tuesday of month): August 5, 2025

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.



Michael W. McDonald, Trustee