

#59

FILED  
NICOLE TAMMER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 JUN 10 PM 2:01

CZIRR Funding Group, Inc., a Texas corporation, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Maria Guadalupe Olascoaga Macedo

Lorenzo Pineda Aviles

1001 N 29th Street, Waco, Texas 76707

Sent via first class mail and CMRR # 9489 0178 9820 3039 9601 97 on 06.10.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Maria Guadalupe Olascoaga Macedo and Lorenzo Pineda Aviles executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hill County, Texas and is recorded under Clerk's File/Instrument Number 00140496, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1<sup>st</sup> day of July, 2025

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Tract Twelve: All that certain lot, tract or parcel of land for a 11.355 acre tract being located in the C.D. BRUSH Survey, Abstract No.86, Hill County, Texas, and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, said 11.355 acre tract to be more particularly described as follows:

BEGINNING at a 1/2" Iron Rod set for the Northeast corner of herein described tract, same being in the North line of said 134.72 acre tract, same being in the South line of a called 125 acre tract of land conveyed to Pricilla Jo Fuller as described and recorded in Volume 902, Page 688 of the Deed Records of Hill County, Texas, from which a 2" Pipe Fence corner found for reference bears North 59 deg. 21 min. 09 sec. East 601.85 feet;

THENCE across said 134.72 acre tract as follows: South 31 deg. 51 min. 18 sec. East a distance of 717.07 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract; South 59 deg. 21 min. 11 sec. West a distance of 683.50 feet to a 1/2" Iron Rod set; South 31 deg. 51 min. 18 sec. East a distance of 118.13 feet to a 1/2" Iron Rod set; South 59 deg. 21 min. 09 sec. West a distance of 1054.00 feet to a Point for corner, being near the center of County Road No. 3320 for the Westerly Southwest corner of herein described tract, same being in the West line of said 134.72 acre tract, same being in the East line of a called 40.000 acre tract of land conveyed to Gabriel Sanchez as described and recorded in Volume 1948, Page 303 of the Deed Records of Hill County, Texas;

THENCE North 31 deg. 51 min. 18 sec. West along the West line of said 134.72 acre tract, along said road, and along the East line of said 40.000 acre tract, a distance of 10.00 feet to a Point for corner, being the Westerly Northwest corner of herein described tract, from which a 1/2" Iron Rod set for reference bears North 59 deg. 21 min. 09 sec. East 30.00 feet;

THENCE across said 134.72 acre tract as follows: North 59 deg. 21 min. 09 sec. East a distance of 1043.99 feet to a 1/2" Iron Rod set; North 31 deg. 51 min. 18 sec. West a distance of 118.13 feet to a 1/2" Iron Rod set; North 59 deg. 21 min. 09 sec. East a distance of 20.00 feet to a 1/2" Iron Rod set; North 31 deg. 51 min. 18 sec. West a distance of 707.02 feet to a 1/2" Iron Rod set for the Easterly Northwest corner of herein described tract, same being in the North line of said 134.72 acre tract and the South line of said 125 acre tract;

THENCE North 59 deg. 20 min. 54 sec. East along the North line of said 134.72 acre tract and the South line of said 125 acre tract, a distance of 673.49 feet to the POINT OF BEGINNING AND CONTAINING 11.355 ACRES OF LAND, more or less.

#### 40' ACCESS EASEMENT:

All that certain lot, tract or parcel of land being for a 40-Foot Access Easement being located in the C.D. BRUSH Survey, Abstract No. 86, Hill County, Texas, and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, being more particularly described as 20-Feet on either side of the following described centerline:

BEGINNING at a Point for corner, being near the center of County Road No. 3320 for the Westerly Southwest corner of herein described easement, same being in the West line of said 137.72 acre tract, same being in the East line of a called 40.000 acre tract of land conveyed to Gabriel Sanchez as described and recorded in Volume 1948, Page 303 of the

Deed Records of Hill County, Texas, from which a 1/2" Iron Rod set for reference bears North 25 deg. 17 min. 14 sec. East 35.70 feet and a 60D Nail found for reference bears North 29 deg. 30 min. 06 sec. West 845.18 feet;

THENCE North 59 deg. 21 min. 09 sec. East across said 134.72 acre tract, a distance of 1064.00 feet to a Point for corner;

THENCE North 31 deg. 51 min. 14 sec. West across said 134.72 acre tract, a distance of 118.13 feet to a Point for corner;

THENCE North 59 deg. 21 min. 09 sec. East across said 134. 72 acre tract, a distance of 673.49 feet to the POINT OF TERMINUS of herein described easement, from which a Pipe Fence corner found for reference bears North 08 deg. 15 min. 07 sec. East 934.03 feet. 2 NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any Statement in the legal description of the area or quantity of land is not a representation of such area or quantity, but is for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

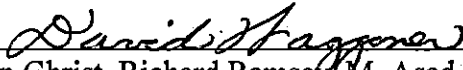
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

GHRIST LAW FIRM, PLLC

  
\_\_\_\_\_  
Ian Ghrist, Richard Ramsey, M. Asad Haq, or David Waggoner  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136