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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 AUG 10 PM 1:38

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF HILL

DATE: August 10, 2026

NOTE: Promissory Note(s) described as follows:

Date: June 21, 2022

Maker: Cindy F. Hornbuckle

Payee: Epitome Investments LLC-Series CC, a Texas Series Limited Liability Co.

Principal Amount: \$56,400.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: June 21, 2022

Grantor: Cindy F. Hornbuckle

Trustee: James L. Williams, Jr., Attorney at Law

Beneficiary: Epitome Investments LLC-Series CC, a Texas Series Limited Liability Co.

Recorded: Deed of Trust recorded under Instrument #00142039 in the Real Property Records of Hill County, Texas

LENDER: Epitome Investments LLC-Series CC, a Texas Series Limited Liability Company

BORROWER: Cindy F. Hornbuckle

PROPERTY: The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Malinda Wilson, David Wilson, Jennifer Gibson, and J. Wilson

Substitute Trustee's Mailing Address:

P.O. Box 2396

Burleson, TX 76097

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

September 1, 2026, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

SUBSTITUTE TRUSTEE:

David Wilson

DAVID WILSON

STATE OF TEXAS

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COUNTY OF Johnson

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This instrument was acknowledged before me on this the 10th day of August, 2026, by DAVID WILSON.

Jennifer Ellen Gibson

Notary Public in and for the State of Texas

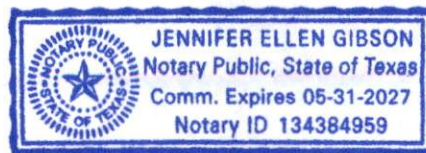


Exhibit A

All that certain lot, tract or parcel of land lying and situated in Hill County, Texas, and being a part of the J. C. Bolin Survey, Hill County, Texas, and being all of Lot No. 12, Block No. 3, Annex No. 2, Chisholm Trail Retreat, according to the plat of said subdivision recorded in Volume 451, Page 466, Hill County Deed Records;

Together with that one certain real property perfected Town & Country Homes 1975 model Town and Country singlewide mobile home bearing serial number 701415997 and Texas Label/Seal number TXS0618954.

More commonly known as 141 Live Oak Trail, Blum TX 76627.