

#120

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 AUG 10 PM 3:07

Date: July 27, 2026

Deed of Trust

Date: June 26, 2025

Grantor: Josue Adonay Sanchez and Alondra Tovar Martinez

Grantor's County: Hill

Beneficiary (or Holder): Diversified Investments Holding Corp.

Trustee: Lacey Whitehouse and J. Gary Frisby

Substitute Trustee: Patrick Moore or Aaron Alaniz or Lacey Whitehouse
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 00166705 in the Official Records, Hill County, Texas

Property: All of Lot 4, Block 1, of the Rocky Ridge Subdivision in Hillsboro, Hill County, Texas, according to the map or plat recorded in Slide 405-A, Plats Records, Hill County, Texas, as further described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: June 26, 2025

Amount: \$67,900.00

Debtor: Josue Adonay Sanchez and Alondra Tovar Martinez

Holder: Diversified Investments Holding Corp.

Date of Sale of Property: September 1, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Hill County Courthouse, located at 1 North Waco Street, Hillsboro, TX 76645 (East door of the courthouse), or the place specified for foreclosure sales by the Commissioner's Court of Hill County, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. 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.

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.

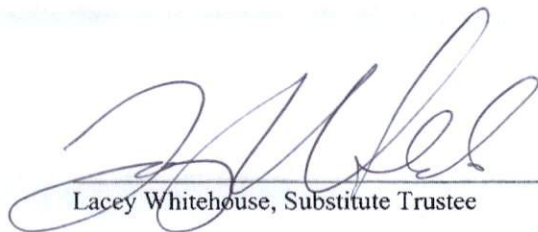

Lacey Whitehouse, Substitute Trustee

Exhibit A

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 4 of the Rocky Ridge Subdivision in Hill County, Texas, according to plat recorded in Slide 405-A of the Official Plat Records of Hill County. Said land is a part of that certain 172.07 acre tract described in a deed from Phase 14 Land & Minerals, LP to Diversified Investment Holding Corp. recorded in Volume 2166, Page 179 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "INCE RPLS #5175" found in the north line of State Highway 22, in the south line of said 172.07 acre tract, and in the south line of PR Rocky Ridge for the southeast corner of said Lot 4, said rod being S58°49'59"W 292.83 feet from a 5/8" iron rod found for the southeast corner of said 172.07 acre tract and for the southeast corner of said Subdivision:

THENCE with the north line of State Highway 22 and with the south line of PR Rocky Ridge, S58°49'59"W 148.75 feet to a 5/8" iron rod with cap stamped "INCE RPLS #5175" found at the intersection of the north line of State Highway 22 and the south line of PR Rocky Ridge with the east line of a 60.00 foot strip reserved for future roadway purposes for the southwest corner of said Lot 4;

THENCE N31°10'01"W, at 60.00 feet passing a 5/8" iron rod with cap stamped "INCE RPLS #5175" found in the north line of PR Rocky Ridge for reference, in all a distance of 426.04 feet to a 5/8" iron rod with cap stamped "INCE RPLS #5175" found at the intersection of the east line of said 60.00 foot strip with the north line of said subdivision for the northwest corner of said Lot 4;

THENCE with the north line of said subdivision, N58°49'59"E 148.75 feet to a 5/8" iron rod with cap stamped "INCE RPLS #5175" found for the northeast corner of said Lot 4;

THENCE S31°10'01"E, at 366.04 feet passing a 5/8" iron rod with cap stamped "INCE RPLS #5175" found in the north line of PR Rocky Ridge for reference, in all a distance of 426.04 feet to the place of beginning, containing 1.454 acres of land.