

#109

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 JUL 14 PM 4:43

CZIRR FUNDING GROUP, INC., a Texas corporation, Noteholder
Mills Escrow Company, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

JASON ALEXANDER FREE
LINDSAY TAYLOR MONREA

1100 County Road 313, Jarrell, Texas 76537-1631

Sent via first class mail and CMRR # 9489 0178 9820 3051 2195 49 on 07.14.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS JASON ALEXANDER FREE and LINDSAY TAYLOR MONREA 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 00164714, 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 4th day of August, 2026

Time: The sale shall begin no earlier than 1:00 P.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:

Field Notes for a 10.00 acre tract, out of the J. Heald Survey, Abstract Number 420, Hill County, Texas, being a part of that called 92.42 acre tract, described in a deed to Ciirr Funding Group, Inc., Volume 2343, Page 809 of the Official Public Records of Hill County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas North Central, NAD 83. Beginning at a 1/2-inch iron rod set capped "Blackland" in the North line of said 92.42 acre tract, in the South line of F.M. 339, in the South line of that called 4.568 acre Tract NO. 1, described in a deed to the State of Texas, recorded in Volume 382, Page 183 of the Deed Records of Hill County, Texas, for the Northwest corner of this tract, from which a 1/2-inch iron rod found at the Northeast corner of that called 0.516 acre Tract Two, described in a deed to Adolfo Garcia and Juan Garcia, recorded in Volume 1822, Page 366 of the Official Public Records of Hill County, Texas, bears S 58degrees 26minutes 07seconds W 313.59 feet for reference; THENCE N 58degrees 26mlnutes 07seconds E 341.35 feet with the South line of F.M. 339 to a 1/2-inch iron rod set capped "Blackland" in the North line of said 92.42 acre tract, for the Northeast corner of this tract, from which a 1/2- inch iron rod found capped "Blackland" at a Northerly corner of said 92.42 acre tract,

bears N S8degrees 26minutes 07seconds E 975.69 feet for reference; THENCE S 31degrees 34minutes 42seconds E 1276.09feet to a 1/2-inch iron rod set capped "Blackland" for the Southeast corner of this tract; THENCE S 58degrees 25minutes 18seconds W 341.35 feet to a 1/2-inch iron rod set capped "Blackland" for the Southwest corner of this tract; THENCE N 31degrees 34minutes 42seconds W 1276.17 feet to the POINT OF BEGINNING, containing 10.00 acres of land.

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.



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