

#72

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2026 MAY 12 PM 2:55

Joseph Macias, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Emiliano Valadez Marin  
Daisy Delgado  
1315 State Highway 77, Hillsboro TX 76645  
Sent via first class mail and CMRR # 9489 0178 9820 3051 1657 16 on 05.12.2026

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Emiliano Valadez Marin and Daisy Delgado 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 00125892, 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 2<sup>nd</sup> day of June, 2026

Time: The sale shall begin no earlier than 12:00 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:

BEING A TRACT OF LAND LOCATED IN THE F. & N. SCRUTCHFIELD SURVEY, ABSTRACT NO. 812, HILL COUNTY, TEXAS, BEING PART OF LOT 77-15A, TRES VIDAS RANCH SUBDIVISION, AN ADDITION TO HILL COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED' IN SLIDE AB-110/111, PLAT RECORDS, HILL COUNTY, TEXAS (P.R.H.C.T.) AND BEING PART OF THE LAND CONVEYED TO EARL HIX and GRACIE HIX, AS DESCRIBED IN A DEED REC

ORDERED IN VOLUME 1535, PAGE 70, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2' IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 77, FOR THE SOUTHWEST CORNER OF SAID LOT 77-15A AND BEING THE SOUTHEAST CORNER OF LOT 77-15B, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 77-158 BEARS, S 66 ° 05' 44 W, A DISTANCE OF 210.26 FEET; THENCE, N 30 28' 56" W, A DISTANCE OF 1052.82 FEET TO A RAILROAD SPIKE FOUND IN THE SOUTH LINE OF A CALLED 2.47 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1761, PAGE 31, O.P.R.H.C.T., FOR AN ELL CORNER OF SAID LOT 77-15A AND BEING THE NORTHEAST CORNER OF SAID LOT 77-153; THENCE, N 57 35' 02 "E, A DISTANCE OF 254.21 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE EAST LINE OF SAID LOT 77-15A AND IN THE WEST LINE OF LOT 77-16, FOR THE SOUTH EAST CORNER OF SAID 2.47 ACRE TRACT, FROM WHICH A RAILROAD SPIKE FOUND BEARS, N 30° 01' 25 W, A DISTANCE OF 237.66 FEET; THENCE, S 30° 01' 25 E, WITH THE EAST LINE OF SAID LOT 77-15A AND WITH THE WEST LINE OF SAID LOT 77-16, A DISTANCE OF 1089.72 FEET TO A 60d NAIL FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 77, FOR THE SOUTHEAST CORNER OF SAID LOT 77-15A AND BEING THE SOUTHWEST CORNER OF SAID OF SAID LOT 77- 16; THENCE, S 66' 05' 44" W, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 77, A DISTANCE OF 246.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.14 ACRES OF LAND More commonly known as a single family home located at 1315 State Highway 77, Hillsboro TX 76645.

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.

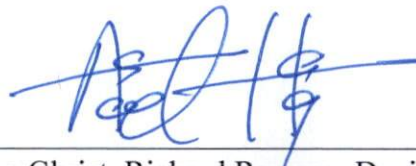
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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, David Waggoner, M.  
Asad Haq  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136