

Susan Laws, legal owner via non-trust custodial IRA with AET as to an undivided 31.462% tenants-in-common senior interest; and Chris Michalek, legal owner via non-trust custodial IRA with AET as to an undivided 8.809% tenants-in-common senior interest; and North Shore Investments LLC as to an undivided 26.292% tenants-in-common senior interest; and Don Webb, legal owner via non-trust custodial IRA with AET as to an undivided 7.928% tenants-in-common senior interest; and Don Webb, legal owner via non-trust custodial ROTH IRA with AET as to an undivided 5.663% tenants-in--common senior interest; and Chris Coletti, legal owner via non-trust custodial IRA with AET as to an undivided 7.445% tenants-in-common senior interest; and FDRE INC, an Oregon corporation as to an undivided 0.001% tenants-in-common senior interest; and EZ PZ PROPERTIES OF TX, LLC, a Texas limited liability company as to an undivided 12.4% tenants-in-common senior interest, Noteholder August REI, LLC, Loan Servicing Company Ghrist Law Firm PLLC (hereinafter "Attorney")

Leslie Mendoza
113 10th St., Whitney, Texas 76692
Sent via first class mail and CMRR # 9171 9690 0935 0295 4721 45 on 05.15.23

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2023 MAY 16 PM 3:02

NOTICE OF TRUSTEE'S SALE

WHEREAS Leslie Mendoza and 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 00091798, 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 6th day of June, 2023

Time: The sale shall begin no earlier than 11:00 AM 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 the survey of all that certain lot, tract or parcel of land being all of Lots 353 and 354 of the Live Oak Resort Subdivision in Hill County, Texas, according to plat recorded in Volume 444, Page 98 of the Deed Records of Hill County. Said land is a part of those certain tracts described in a deed from Ruby V Drennan to Bobby Ray et ux Carolyn Ray recorded in Volume 1068, Page 54 of the Official Public Records of Hill County, more particularly described as follows: BEGINNING at a 5/8" iron rod found at the intersection of the west line of Cedar Street with the north line of 10th Street for the southeast corner of said Lot 353 and for the southeast corner of this; THENCE with the north line of 10th Street, N62°25'31"W 100.14 feet to a 5/8" iron rod found for the southwest corner of said Lot 353 and for the southwest corner of this; THENCE generally along a wood privacy fence, N27°15'12"E 100.01 feet to a 5/8" iron rod found for the northwest corner of said Lot 354 and for the northwest corner of this; THENCE generally along a concrete curb, S62°25'06"E 100.71 feet to a 1/2" iron rod set in the west line of Cedar Street for the northeast corner of said Lot 354 and for the northeast corner of this; THENCE with the west line of Cedar Street S27°35'00"W 100.00 feet to the place of beginning, containing 0.230 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.

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.

GHRIST LAW FIRM PLLC

Ian Ghrist

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