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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2024 FEB 12 PM 2:17

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS \***

**COUNTY OF HILL \***

**Date: February 9, 2024**

**Deed of Trust:**

**Date: August 4, 2020**

**Grantor: Gregory Gandy, 5620 South Colony Blvd. Apt# 406, The Colony, Texas 75056**

**Beneficiary: Eden Farms Ltd.**

**Recorded under Clerk's Document Number 00114384, Official Public Records, Hill County, Texas.**

**Property: Being a 11.34 acre tract or parcel of land known as Tract F and being a part of the D. Laird Survey, A-520 in Hill County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #00114384 of the Hill County, Texas Deed Records.**

**Transfer of Lien:**

**Date: July 22, 2021**

**Grantor: Eden Farms Ltd.**

**Grantee: Vanger Development, LLC**

**Recorded under Clerk's Document Number 00124982, Official Public Records, Hill County, Texas.**

**Date of Sale: March 5, 2024**

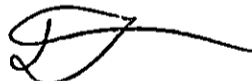
**Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.**

**Place of sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645**

**Designated Area: The Hill County Courthouse, the east entrance, bearing the address of 1 North Waco Street, Hillsboro, Texas 76645, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.**

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



**Substitute Trustee – Timothy Murphy, Dean  
Murphy, Gordon Murphy, or Lindsey Meyer**

**For more information:**

**P.O. Box 1249**

**San Marcos, Texas 78667**

**512-396-5115**