

#102

FILED,
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 JUL 15 PM 2:19

Czirr Funding Group, Inc., a Texas corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Damian Jones
Nakia Jones

1824 Lake Texoma Circle, Allen, TX 75002

Sent via first class mail and CMRR # 9489 0178 9820 3031 7001 73 on 07.15.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Damian Jones and Nakia Jones 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 00135191, 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 August, 2024

Time: The sale shall begin no earlier than 11:00 A.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:

All that certain lot, tract or parcel of land being a 15.446 acre tract being located in the J. WALLACE Survey, Abstract No. 938, Hill County, Texas, and being part of a called 66.542 acre tract conveyed to Czirr Funding Group, LLC as described and recorded in Volume 2119, Page 38 of the Official Public Records of Hill County, Texas. Said 15.446 acre tract to be more particularly described as follows: BEGINNING at a 1/2" iron rod set in the North line of said 66.542 acre tract for the Northeast corner of herein described tract, being in the South Right-Of-Way of County Road No. 3215, from which a 1/2" iron rod found for reference bears North 60 deg. 01 min. 21 sec. East 957.00 feet, same being the Northeast corner of said 66.542 acre tract; THENCE South 21 deg. 17 min. 55 sec. East across said 66.542 acre tract a distance of 1271.55 feet to a 1/2" iron rod set in the South line of said 66.542 acre tract for the Southeast corner of herein described tract; THENCE South 60 deg. 01 min. 23 sec. West along the South line of said 66.542 acre tract and generally with a fence a distance of 687 .52 feet to a 1/2" iron rod set for the Southwest corner of herein described tract; THENCE North 08 deg. 25 min. 41 sec. West across said 66.542 acre tract a distance of 1351.45 feet to a 1/2" iron rod set in the North line of said 66.542 acre tract for the

Northwest corner of herein described tract, being in said South right of way; THENCE North 60 deg. 01 min. 21 sec. East along the North line of said 66.542 acre tract and said South right of way a distance of 383.00 feet to the POINT OF BEGINNING AND CONTAINING 15.446 ACRES OF LAND. Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, A.D.1983

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.

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