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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 JUL 15 PM 3:41

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF HILL *

Date: July 10, 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: August 6, 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