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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2024 AUG 12 PM 4: 12

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

Alem Skeledzic  
1001 N 29th Street  
Waco, TX 76707  
Sent via first class and CMRR # 9489 0178 9820 3031 7033 96 on 08.12.2024

Alem Skeledzic  
2335 Carterette Place, Dallas, TX 75229  
Sent via first class and CMRR # 9489 0178 9820 3031 7034 19 on 08.12.2024

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Alem Skeledzic 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 00142740, 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 3<sup>rd</sup> day of September, 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 for a 11.243 acre tract being located in the J. Tract 13

Field Note description for a 10.402 acre tract being located in the C.D Brush Survey, Abstract No. 86, Hill County, Texas and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, said 10.402 acre tract to be more particularly described as follows.

BEGINNING at a 2"Pipe Fence corner found for the Northeast corner of herein described tract, same being the Northeast corner of said 134.72 acre tract, same being in the South line of a called 125 acre tract of land conveyed to Pricilla Jo Fuller as described and recorded in Volume 902, Page 668, of the Deed Records of Hill County, Texas, same being the Northwest corner of a called 33.624 acre tract of land conveyed to Nilean Adelle Elliot Folmar as described and recorded in Volume 2002, Page 803 of the Deed Records of Hill County, Texas;

THENCE South 31 deg. 12 min. 48 sec. East along the East line of said 134.72 acre tract and the West line of said 33.624 acre tract, a distance of 726.95 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

THENCE across said 134.72 acre tract as follows:

South 59 deg. 21 min. 09 sec. West a distance of 1267.20 feet to a 1/2" Iron Rod set;

South 31 deg. 51 min. 14 sec. East a distance of 118.13 feet to a 1/2" Iron Rod set

South 59 deg. 21 min. 09 sec. West a distance of 1064.00 feet to a Point for corner) being near the center of County Road No. 3320 for the Westerly Southwest corner of herein described tract, same being in the West line of said 134.72 acre tract, same being in the East line of a called 40.000 acre tract of land conveyed to Gabriel Sanchez as described and recorded in Volume 1948, Page 303 of the Deed Records of Hill County, Texas

THENCE North 31 deg. 51 min. 18 sec. West along the West line of said 134.72 acre tract, along said road, and along the East line of said 40.000 acre tract, a distance of 10.00 feet to a Point for corner, being the Westerly Northwest corner of herein described tract;

THENCE across said 134.72 acre tract as follows:

North 59 deg. 21 min. 09 sec. East a distance of 1054.00 feet to a 1/2" Iron Rod set;

North 31 deg. 51 min. 18 sec. West a distance of 118.13 feet to a 1/2" Iron Rod set;

North 59 deg. 21 min. 11 sec. East a distance of 683.50 feet to a 1/2" Iron Rod set;

North 31 deg. 51 min. 18 sec. West a distance of 717.07 feet to a 1/2" Iron Rod set for the Easterly Northwest corner of herein described tract, same being in the North line of said 134.72 acre tract and the South line of said 125 acre tract;

THENCE North 59 deg. 21 min. 09 sec. East along the North line of said 134.72 acre tract and

the South line of said 125 acre tract, a distance of 601.85 feet to the POINT OF BEGINNING AND CONTAINING 10.402 ACRES OF LAND.

Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, N.A.D. 1983.

40' ACCESS EASEMENT:

All that certain lot, tract or parcel of land being for a 40-Foot Access Easement: being located in the C.D. BRUSH Survey, Abstract No. 86, Hill County, Texas, and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, being more particularly described as 20-Feet on either side of the following described centerline:

BEGINNING at a Point for corner, being near the center of County Road No. 3320 for the Westerly Southwest corner of herein described easement, same being in the West line of said 137.72 acre tract, same being in the East line of a called 40.000 acre tract of land conveyed to Gabriel Sanchez as described and recorded in Volume 1948, Page 303 of the Deed Records of Hill County, Texas, from which a 1/2" Iron Rod set for reference bears North 25 deg. 17 min. 14 sec. East 35.70 feet and a 60D Nail found for reference bears North 29 deg. 30 min. 06 sec. West 845.18 feet

THENCE North 59 deg. 21 min. 09 sec. East across said 134.72 acre tract, a distance of 1064.00 feet to a Point for corner;

THENCE North 31 deg. 51 min. 14 sec. West across said 134.72 acre tract, a distance of 118.13 feet to a Point for corner;

THENCE North 59 deg. 21 min. 09 sec. East across said 134.72 acre tract, a distance of 673.49 feet to the POINT OF TERMINUS of herein described easement, from which a 2" Pipe Fence corner found for reference bears North 08 deg. 15 min. 07 sec. East 934.03 feet.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any Statement in the legal description of the area or quantity of land is not a representation of such area or quantity but is for informational and for identification purposes and does not override item 2 of Schedule B hereof.

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



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