

144 Sunset Street, Whitney, TX 76692

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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 OCT 10 PM 2:28

Charles R. Butler, Trustee, Noteholder  
Law Office of Nekia Bryant, PLLC (hereinafter "Attorney")

C&C Residential Properties, Inc.  
13465 Midway Rd., Ste 102  
Dallas, TX 75244

Sent via first class mail and CMRR # 9589071052703276992311

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

WHEREAS C&C Residential 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 0048568, Volume 162, Page 98, 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 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 4th day of November, 2025

Time: The sale shall begin no earlier than 10:00 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 at: **HILL COUNTY COURT HOUSE 1 NORTH WACO STREET, HILLSBORO, TX 76645, EAST DOOR OF THE COURTHOUSE, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

2. Property to be Sold:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOTS 29B AND 29F, BLOCK NINE (9), CEDARCREST COLONY, SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS, AS SHOWN BY A PLAT OF CEDARCREST COLONY OF RECORD IN VOLUME 162, PAGE 98, OF THE DEED RECORDS OF HILL COUNTY, TEXAS BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MAY 8, 1987, RECORDED IN VOLUME 685, PAGE

1, OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS. and more commonly known as 144 Sunset Street, Whitney, TX 76692

3. Name and Address of Sender of Notice:

Law Office of Nekia Bryant, PLLC, 2580 W. Camp Wisdom Rd., Ste 100-145, Grand Prairie, Texas, 75052. 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.

4. Mortgage Servicer Information:

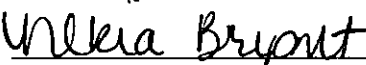
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code Section 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

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 or note 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.

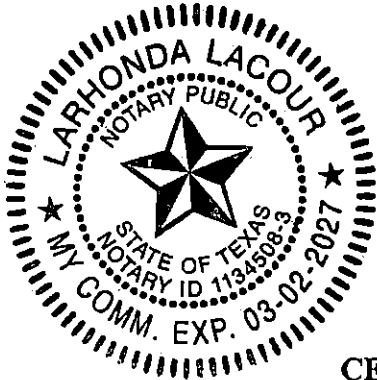
NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

  
Nekia Bryant  
Substitute Trustee(s)

2580 W. Camp Wisdom Rd., Suite 100-145  
Grand Prairie, Texas 75052  
Phone: (682) 240-6484

STATE OF TEXAS                      §  
COUNTY OF Dallas                      §

This instrument was acknowledged before me on the 10<sup>th</sup> day of October,  
2025, by Nekia Bryant, a Texas Resident, of the Law Office of Nekia Bryant, PLLC.



[Signature]  
Notary Public, State of Texas

### CERTIFICATE OF POSTING

My name is \_\_\_\_\_, and my address is \_\_\_\_\_

I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the  
\_\_\_\_\_ County Clerk and caused to be posted at the \_\_\_\_\_  
County Courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_