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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 FEB 10 AM 8:57

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF HILL

§

§

DATE: February 10, 2025

NOTE: Promissory Note(s) described as follows:

Date: March 1, 2022

Maker: Louis Manuel Tijerina and Beatriz Rodriguez

Payee: Epitome Investments LLC-Series R

Original Principal Amount: \$61,900.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: March 1, 2022

Grantor: Louis Manuel Tijerina and Beatriz Rodriguez

Trustee: James L. Williams, Jr., Attorney at Law

Beneficiary: Epitome Investments LLC-Series R

Recorded: Deed of Trust recorded under Instrument #00132621 in the Real Property Records of Hill County, Texas

LENDER: Epitome Investments LLC-Series R, a Texas Series Limited Liability Company

BORROWER: Louis Manuel Tijerina and Beatriz Rodriguez

PROPERTY: The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Sherri Gallant, Malinda Wilson, Sierra Procita, Cameron Kan, David Wilson, Jennifer Gibson, and Jared Wilson

Substitute Trustee's Mailing Address:

P.O. Box 2396

Burleson, TX 76097

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 4, 2025, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

SUBSTITUTE TRUSTEE:

Malinda Wilson
MALINDA WILSON

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this the 9th day of February, 2025, by
MALINDA WILSON.

[Signature]
Notary Public in and for the State of Texas

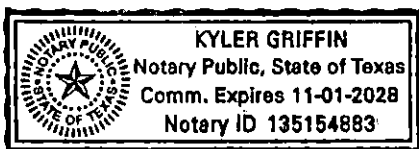


Exhibit A

Being all that certain lot, tract, or parcel of land being all of Lot Thirty-eight (38), Block 3 of the Sunset Addition to the City of Itasca, Hill County, Texas;

More commonly known as 700 Central Street, Itasca TX 76055, Hill County, Texas.