

#101

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HILL

§

§

You, Sergio Davila Hernandez, are hereby notified that on Tuesday, November 4, 2025, between the hours of 10:00 A.M. and 1:00 P.M. (CST) or 1:00 P.M. and 4:00 P.M. (CST) at the Hill County Courthouse's area as designated by the Hill County Commissioner's office or as designated by the Hill County Commissioners Court located in Hillsboro, Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described in the Deed of Trust recorded in Volume 2304, Page 819, of the Official Public Records in Hill County, Texas, and all corrections of record thereof (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M.

This sale will be made to satisfy the debt evidenced by the Wraparound Promissory Note dated February 23, 2024, in the original principal sum of \$225,000.00, executed by you as Maker to TXOK Investments, LLC as Payee and secured by and pursuant to the power of sale conferred in the Deed of Trust dated February 23, 2024 (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to Gary H. Shahan as Trustee for the benefit of TXOK Investments, LLC (the "Beneficiary") and was recorded in Volume 2304, Page 819, of the Official Public Records in Hill County, Texas.

The Beneficiary has appointed and substituted me, the undersigned Nicholas E. Arrott II, as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee, which is recorded in the Official Public Records of Hill County, Texas. As Substitute Trustee, I am vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute Trustee, to enforce this trust by selling the Real Property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe TXOK Investments, LLC the sum of \$231,401.40. If you do not pay TXOK Investments, LLC this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this note as was requested in the Notice of Intent to Accelerate sent to you on September 25, 2025; specifically, you failed to pay the total delinquency amounting to \$16,984.24 on or before October 13, 2025.

2025 OCT 14 PM 12:13

Executed on this the 13th day of October, 2025.

Substitute Trustee:



Nicholas E. Arrott II, Attorney
Shahan Decker & Arrott PLLC
2 Village Drive, Suite 101
Abilene, Texas 79606

ACKNOWLEDGEMENT

THE STATE OF TEXAS

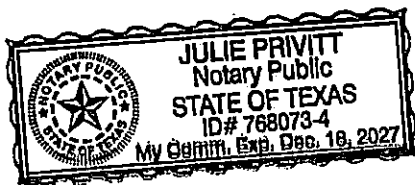
§

§

COUNTY OF TAYLOR

§

This instrument was acknowledged before me on the 13th day of October, 2025, by Nicholas E. Arrott II, in the capacities so stated herein.




NOTARY PUBLIC, State of Texas