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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2025 FEB 28 AM 10:52

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** February 18, 2025

**Deed of Trust:**

**Grantor:** ELEGMENT, LLC  
**Grantor's County:** HILL COUNTY, TEXAS  
**Beneficiary:** JEANETTE L. KING  
**Substitute Trustee:** ANTHONY J. KING  
**Trustee's Address:** 115 E 6th Street, Rusk, Texas 75785  
**Recording Information:** Vol. 2327, Page 599, Official Records of Hill County, Texas.

**Property:**

BEING 5.00 acres of land situated in the Lawrence Copeland Survey, Abstract No. 115, Hill County, Texas, being part of the that certain 15.00 acres conveyed in Sheriff's Deed to Elegment LLC, as recorded in Volume 2066, Page 316 of the Official Public Records of Hill County, Texas, being all of Tract No. 15 of Hill N Dale Ranch, Section A, according to a survey and plat by R.L. Thigpin dated 3/25/74 shown on EXHIBIT "A" in Warranty Deed from Jefferson Standard Mortgage Co., Inc., to Zulema Waggoner, as recorded in Volume 695, Page 392 of the Official Public Records of Hill County, Texas, said 5.00 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a four way 8" fence corner post found at the southwest corner of Tract No. 8 of Hill N Dale Ranch, and being at the northwest corner of the above referenced Tract No. 15, and being the same for the herein described tract, and being the same for a 15 foot wide utility easement surveyed on even date;

THENCE North 58°58'21" East, for a distance of 524.32 feet to a ½" iron rod with cap marked "CANYON 6807" set at the northeast corner of Tract No. 15, and being at the northwest corner of Tract No. 16 of Hill N Dale Ranch, from which the northeast corner of said 15 foot wide utility easement bears North 58°58'21" East at 15.00 feet;

THENCE South 31°32'29" East, over and across said utility easement, at 15 feet pass a point for corner of said easement, and continue along a west line of said utility easement, at 380.99 feet pass a point for corner of said easement, and continue over and across said utility easement at 395.99 pass a point for corner of said utility easement, and being the north line of Cattlewalk Way, 40 foot road easement, scaled from Hill n Dale Ranch plat, and continue with a west line of utility easement for a total distance of 415.99 feet to a point for corner at a southwest corner of same, and being in the center of Cattlewalk Way, and being the southwest corner of Tract No. 16, and being at the southeast corner of Tract No. 15, and the same for the herein described tract, from which the southeast corner of said utility easement bears North 58°58'21" East at 15.00 feet;

THENCE South 58°58'21" West, with the center of Cattlewalk Way and parallel with said utility easement running along the north line of Cattlewalk Way for a distance of 523.68 feet to a point for corner in the center of same, and being at the Southwest corner of said Tract No. 15, and the same for the herein described tract, from which a ½" iron rod with cap marked "CANYON 6807" located in the north fence line of Tract No. 18-19 of Hill N Dale Ranch bears South 31°37'45" East at 7.16 feet;

THENCE 31°37'45" West, at 5.37 feet pass a 6" gate post, at 20.00 feet pass the north line of Cattlewalk Way and the most southerly southwest corner of said utility easement, at 35.00 feet pass a northwest corner of said utility easement, at 400.99 feet pass a southwest corner of said utility easement, and continue for a total distance of 415.99 feet, back to the PLACE OF BEGINNING and containing 5.00 acres of land of which approximately 0.240 aces lies with in Cattlewalk Way, 0.180 acres lies within the 15 foot utility easement running along and parallel to the North line of this tract and 0.180 acres lies within the 15 foot wide utility easement running along and parallel to the north line of Cattlewalk Way and over and across the southern portion of this tract.

The bearings hereon are based on Texas State Plane Coordinate System, Texas North Central, Zone (4202), NAD 83.

Note:

Date: June 28, 2024

**Amount:** ONE HUNDRED TWENTY-FIVE THOUSAND and NO/100  
(\$125,000.00) DOLLARS

**Debtor:** JEANETTE L. KING

**Holder:** ELEGMENT LLC, a Texas series limited liability company

**Date of Sale of Property:** April 1, 2025

**Earliest Time of Sale of Property:** 11:00 A.M. or within 4 Hours of same

**Place of Sale of Property:** THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 14th day of February, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said JEANETTE L. KING, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT LLC, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of April, 2025, beginning no earlier than 11:00 o'clock A.M. and taking place not later than four (4) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the

commissioners court in Hillsboro, Hill County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Hill County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Hillsboro, Hill County, Texas,

WITNESS MY HAND this 18th day of February, 2025.

  
ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

**"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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY."**