

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, October 7, 2025 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: Hill County Courthouse steps outside the east door of the Hill County Courthouse, Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the east door in the event of inclement weather) or such other area as may be designated by the County Commissioners of Hill County, Texas, to the highest bidder for cash. The east side of the Hill County Courthouse faces Waco Street.

DEED OF TRUST LIEN:

Name of Document: Deed of Trust (the "Deed of Trust")

Date: August 15, 2013

Grantor: Ernesto Monroy Trejo and spouse, Petra Monroy

Beneficiary: Steve R. Gilcrease

Trustee: Jack T. Gannon

Address of Trustee: 211 E. Franklin Street
P. O. Box 1096
Hillsboro, Texas 76645

Recording Information: Volume 1764, Page 302, Official Public Records, Hill County, Texas

Property: All that certain lot, tract or parcel of land lying and situated in the McKenzie Addition to the City of Hillsboro, Hill County, Texas, described on Exhibit A attached hereto and incorporated herein for all purposes.

INDEBTEDNESS SECURED:

Name of Document: Promissory Note (the "Note").

Date: August 15, 2013

Face Amount: \$38,000.00

Maker: Ernesto Monroy Trejo and spouse, Petra Monroy

Payee: Steve R. Gilcrease

2025 SEP 12 AM 10:58

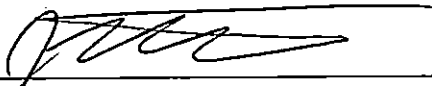
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The Payee of the Note and the Beneficiary of the Deed of Trust has requested that the undersigned, as Trustee under the Deed of Trust, sell the Property with the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust. Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property by public sale to the highest bidder for cash in accordance with the terms of the Deed of Trust. The Trustee under the Deed of Trust will sell the Property "AS IS" without any expressed or implied warranties, except as to warranties of title, if any, provided for under the Deed of Trust. The Trustee may set reasonable conditions for conducting the sale as contemplated by Section 51.0075(a) of the Texas Property Code, as amended.

ACTIVE MILITARY SERVICE NOTICE

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.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on September 12, 2025.



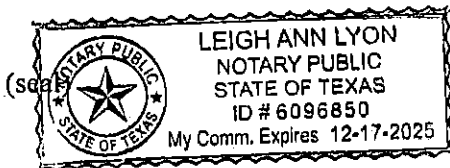
Jack T. Gannon,
Trustee

STATE OF TEXAS

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COUNTY OF HILL

This instrument was acknowledged before me on September 12, 2025, by Jack T. Gannon, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public, State of Texas

EXHIBIT A

Property

All that certain lot, tract or parcel of land lying and situated in Hill County, Texas, being the east one-half (1/2) of Lot 9 of the **McKenzie Addition** to the City of Hillsboro, Hill County, Texas, and being described by metes and bounds as follows:

BEGINNING in the north line of Second Street at the southwest corner of Lot 10 of said McKenzie Addition;

THENCE West 50 feet;

THENCE North 152 feet to alley;

THENCE East 50 feet to the northwest corner of Lot 10;

THENCE South 152 feet to the **Place of Beginning**, being the same property conveyed by W. R. Pritchett, et ux to W. F. Jones by deed dated October 13, 1919, recorded in Volume 192, Page 511 of the Deed Records of Hill County, Texas, and also being the same property described in deed from Verna L. Damshen to P. R. McGonagle, et ux, recorded in Volume 578, Page 183 of the Deed Records of Hill County, Texas.