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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Notice of Trustee's Sale

2025 APR -8 AM 10:53

Date: April 1, 2025

Substitute Trustee: Glynn Lowrie
1015 Ferris Ave.
Waxahachie, Texas 75165

Lender: Ladd Vien

Note: A certain promissory note executed by **Adan Gallegos & Maria Eloisa Gallegos Montero & Luis Ramon Gallegos**; dated October 23, 2021 by Contract for Deed, in the original principal amount of \$27,000.00, or as thereafter modified, bearing interest as therein specified, payable to Ladd Vien, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Contract for Deed: Date: October 23, 2021

Grantor: **Adan Gallegos & Maria Eloisa Gallegos Montero & Luis Ramon Gallegos**

Lender: Southfork Capital, LLC Assigned to Ladd Vien

Recording information: Said Contract for Deed being recorded in the Real Property Records of Hill County,

Property: Tyler County School Land, A-893 TR 9 1.479 ACRES, Hill County, Texas. All that certain lot, tract or parcel of land, located within the Tyler County School Land Survey, Abstract Number 893 in Hill County, Texas, and being all of a called 1.479 acre "Tract II" described in a Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2021-00120277 and in Volume 2097, Page 349 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.) Property ID 121533.

County: Hill County

Date of Sale (first Tuesday of month): May 6, 2025

Time of Sale: between 10:00 A.m. and 4:00 p.m.

Place of Sale: Hill County Courthouse

Lender has appointed Glynn Lowrie as Trustee under the Contract for Deed. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the

Note.

The Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

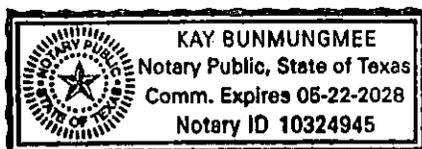
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Glynn Lowrie

Trustee, Glynn Lowrie

STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on April 1, 2025, by Glynn Lowrie, Trustee



Kay Bunmungmee