

R 931

Our Case Number: 25-08230-FC

#36

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 3, 2024, HIDDEN BEAUTY DEVELOPMENT LLC, executed a Deed of Trust/Security Instrument conveying to LONE STAR PREMIER TITLE, LLC, as Trustee, the Real Estate hereinafter described, to GROUND FLOOR CREDIT 1 LLC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00157080 , in Book 2320, at Page 402, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HILL COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 in **HILL COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 116, WHITE BLUFF 23 SUBDIVISION, HILL COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT RECORDED IN SLIDE B-144, HILL COUNTY PLAT CABINET RECORDS.

Property Address: 23116 GREENBRIAR DR, WHITNEY, TX 76692
Mortgage Servicer: GROUND FLOOR
Noteholder: GROUND FLOOR PROPERTIES GA LLC
75 5TH STREET NW, SUITE 2070, ATLANTA, GA 30308

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 9th day of March, 2026



Resolve Trustee Services, LLC, Marinosci Law Group, PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 MAR 12 PM 1:40