

#56

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2026 APR 14 PM 4:30

CZIRR Funding Group, Inc., a Texas corpora, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jose Leon  
Lizeth Leon  
1534 Summers Drive, Cedar Hill , Texas 75104  
Sent via first class mail and CMRR # 9489 0178 9820 3026 1816 97 on 04.14.2026

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Jose Leon and Lizeth Leon executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hill County, Texas and is recorded under Clerk's File/Instrument Number 00136526, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5<sup>th</sup> day of May, 2026

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land being a 10.150 acre tract being located in the J. WALLACE Snrvey, Abstract No. 938, Hill County, Texas, and being part of a called 66.542 acre tract conveyed to Czirr Funding Group, LLC as described and recorded in Volume 2119, Page 38 of the Official Public Records of Hill County, Texas. Said 10.150 acre tract to be more particularly described as follows: BEGINNING at a 1/2" iron rod found in the West Right-Of-Way of County Road No. 3220 for the Southeast corner of herein described tract, being the Southeast corner of said 66.542 acre tract, same being the Northeast corner of a called 133.44 acre tract of land conveyed to Michael Q. Watson as described and recorded in Volume 2132, Page 492 of the Official Public Records of Hill County, Texas, from which a 1/2" iron rod found for reference bears North 59 deg. 37 min. 42 sec. East 28.60 feet; THENCE South 60 deg. 01 min. 23 sec. West along the South line of said 66.542 acre tract and generally with a fence a distance of 1157.00 feet to a 1/2" iron rod set for the Southwest corner of herein described tract; THENCE North 21 deg. 17 min. 55 sec. West across said 66.542 acre tract a distance of 395.00 feet to a Point for corner in a pond for the Northwest corner of herein described tract, from which a 1/2" iron rod set for reference

bears South 21 deg. 17 min. 55 sec. East 100.00 feet and a 1/2" iron rod set for reference bears North 59 deg. 47 min. 12 sec. East 150.00 feet; THENCE North 59 deg. 47 min. 12 sec. East across said 66.542 acre tract a distance of 1094.85 feet to a 1/2" iron rod set in the East line of said 66.542 acre tract for the Northeast corner of herein described tract, same being in said West right of way; THENCE South 30 deg. 20 min. 52 sec. East along the East line of said 66.542 acre tract and said West right of way a distance of 395.00 feet to the POINT OF BEGINNING AND CONTAINING 10.150 ACRES OF LAND. Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983. NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any Statement in the legal description of the area or quantity of land is not a representation of such area or quantity, but is for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136