

#59

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 APR 14 PM 4:31

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

Mario Enrique Hernandez Barcenas
Maria Eugenia Cruz Rodrig
10747 Sunnydale Drive, Dallas Texas 75217

Sent via first class mail and CMRR # 9489 0178 9820 3026 1816 35 on 04.14.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS Mario Enrique Hernandez Barcenas and Maria Eugenia Cruz Rodrig 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 00142889, 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 5th day of ~~March~~ ^{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:

Tract Two: All that certain lot, tract or parcel of land being a 10.022 acre tract being located in the C.D. BRUSH Survey, Abstract No. 86, Hill County, Texas, and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, said 10.022 acre tract to be more particularly described as follows: BEGINNING at a Point for corner, near the center of County Road No. 3320 for the Northwest corner of herein described tract, same being in the West line of said 134.72 acre tract, same being in the East line of a called

25.000 acre tract of land conveyed to Ramon Rodriguez Gamez as described and recorded in Volume 1948, Page 314 of the Deed Records of Hill County, Texas, from which a 60D Nail found for reference bears North 27 deg. 02 min. 19 sec. West 413.33 feet and a 1/2" Iron Rod set for reference bears North 59 deg. 21 min. 09 sec. East 30.00 feet; THENCE North 59 deg. 21 min. 09 sec. East across said 134.72 acre tract a distance of 1064.00 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract; THENCE South 31 deg. 51 min. 18 sec. East across said 134.72 acre tract, a distance of 294.47 feet to a 1/2" Iron Rod set for corner of herein described tract; THENCE South 59 deg. 21 min. 09 sec. West across said 134.72 acre tract, a distance of 20.00 feet to a 1/2" Iron Rod set for corner of herein described tract; THENCE South 31 deg. 51 min. 18 sec. East across said 134.72 acre tract, a distance of 118.13 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract; THENCE South 59 deg. 21 min. 09 sec. West across said 134.72 acre tract, a distance of 1043.99 feet to a Point for corner, near the center of said road for the Southwest corner of, herein described tract, same being in the West line of said 134.72 acre tract, same being in the East line of a called 40.000 acre tract of land conveyed to Gabriel Sanchez as described and recorded in Volume 1948, Page 303 of the Deed Records of Hill County, Texas, from which a 1/2" Iron Rod set for reference bears North 59 deg. 21 min. 09 sec. East 30.00 feet; THENCE North 31 deg. 51 min. 18 sec. West along the West line of said 134.72 acre tract, along said road, along the East line of said 40.000 acre tract, and along the East line of said 25.000 acre tract, a distance of 412.60 feet to the POINT OF BEGINNING AND CONTAINING 10.022 ACRES OF LAND. Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, 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, David Waggoner, M.

Asad Haq

Substitute Trustee(s)

4016 Gateway Drive, Suite 130

Colleyville, Texas 76034

Phone: (817) 778-4136