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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 JUL 10 PM 2:00

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

Mad Electric LLC, a Texas limited liability company
Adrian Lomas
1015 S Vernon Ave Dallas, TX 75208
Sent via first class mail and CMRR # 9171 9690 0935 0310 6008 43 on 07.11.23.

Mad Electric LLC, a Texas limited liability company
Adrian Lomas
990 Singleton Blvd Dallas Tx 75212
Sent via first class mail and CMRR # 9171 9690 0935 0310 6008 36 on 07.11.23.

Mad Electric LLC, a Texas limited liability company
Adrian Lomas
HCR 3221 Lot 6
Penelope, TX 76776
Sent via first class mail and CMRR # 9171 9690 0935 0310 6008 29 on 07.11.23.

NOTICE OF TRUSTEE'S SALE

WHEREAS Mad Electric LLC, a Texas limited liability company and Adrian Lomas 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 00136285, 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 1st day of August, 2023

Time: The sale shall begin no earlier than 12:00 PM 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 for a 11.243 acre tract being located in the J. MCDONALD Survey, Abstract No. 577, Hill County, Texas, and being part of a called 84.709 acre tract conveyed to Brant Paul Ruder and Angie Dee Ruder as described and recorded in Volume 2027, Page 553 of the Official Public Records of Hill County, Texas. Said 11.243 acre tract to be more particularly described as follows: BEGINNING at a 3/4" Iron Rod found near the center of County Road No. 3221 for the Southeast corner of herein described tract, being the Southeast corner of said 84.709 acre tract, same being the Southwest corner of a called 59.77 acre tract of land conveyed to Gerardo and Adriana Macias as described and recorded in Volume 1232, Page 237 of the Official Public Records of Hill County, Texas; THENCE South 59 deg. 58 min. 59 sec. West along the paved surface of said road the South line of said 84.709 acre tract a distance of 336.00 feet to a Cotton Spindle set near the center of said road for the Southwest corner of herein described tract, from which a 1/2" Iron Rod set for reference bears North 31 deg. 26 min. 18 sec. West 30.00 feet; THENCE North 31 deg. 26 min. 16 sec. West across said 84.709 acre tract a distance of 1457.53 feet to a 1/2" Iron Rod set in the North line of said 84.709 acre tract for the Northwest corner of herein described tract; THENCE North 59 deg. 53 min. 35 sec. East along the North line of said 84.709 acre tract and generally with a fence a distance of 336.12 feet to a 3/4" Iron Rod found for the Northeast corner of herein described tract, being the Northeast corner of said 84.709 acre tract, same being the Northwest corner of said 59.77 acre tract; THENCE South 31 deg. 25 min. 57 sec. East along the East line of said 84.709 acre tract, the West line of said 59.77 acre tract, and generally with a fence a distance of 1458.06 feet to the POINT OF BEGINNING AND CONTAINING 11.243 ACRES OF LAND, of which approximately 0.243 acres lie within the boundaries of County Road No. 3221. Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D.1983.

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.

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.

GHRIST LAW FIRM PLLC

David Waggoner

Ian Ghrist, Richard Ramsey, David Waggoner

Substitute Trustee(s)

4016 Gateway Drive, Suite 130

Colleyville, Texas 76034

Phone: (817) 778-4136