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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 MAY 13 PM 3:57

NOTICE OF TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

May 13, 2025

Notice is hereby given of a public, non-judicial foreclosure sale.

Notice to Member(s) of Armed Forces: 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 the 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. The address of the sender of this notice is set forth below.

Deed of Trust

Dated: January 11, 2024

Grantor: Jose Francisco Moreno

Trustee: David K. Waggoner

Beneficiary: Silver Clear Investments, LLC

Recorded in: Volume 2297, Page 685, Clerk's Instrument Number 00153632,
Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal
amount of \$315,000.00, executed by Jose Francisco Moreno
and payable to the order of Silver Clear Investments, LLC

Description of the Real Property: All that certain lot, tract, or parcel of land being 20.94 acres of land in the GREEN MCDONALD SURVEY, Abstract No. 608, Hill County, Texas, being a part of the remainder of that called 87.89 acre tract described in a deed to Sergio Tapia Sanchez recorded in Volume 2213, Page 108 of the Official Public Records of Hill County, Texas, being more fully described on **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

Trustee: David K. Waggoner

Trustee's Address: 103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645

Foreclosure Sale (the "Sale"):

Date: Tuesday, June 3, 2025

Time: The Sale shall begin no earlier than 9:00 A.M., or no later than three hours thereafter. The Sale shall be completed by no later than 12:00 P.M.

Place: The east exterior steps of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Hill County, Texas, as designated for foreclosure sales by the Commissioners Court of Hill County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on a "AS IS" "WHERE IS" and with all faults basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. No representations of any nature, either expressed or implied, are made about the nature or

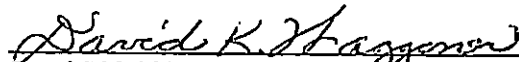
condition of the Property, or the status of the title to the Property. Successful bidders take the Property SUBJECT TO any matter which may affect the validity of title.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

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

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .

Executed this 13th day of May, 2025.



David K. Waggoner, Trustee
State Bar No. 50511604
103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645
Telephone: 254-580-0265
Info@WaggonerLawFirm.net

CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on May 13, 2025, my agent filed this Notice of Trustee's Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.


David K. Waggoner

EXHIBIT "A"

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BLACKLAND SURVEYING, LLC

Field notes for 20.94 acres of land in the Green McDonald Survey, Abstract Number 808, Hill County, Texas, being a part of the remainder of that called 87.89 acre tract described in a deed to Sergio Tapia Sanchez recorded in Volume 2213, Page 108 of the Official Public Records of Hill County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas North Central, NAD 83.

Beginning at a mag nail found in the approximate centerline of Hill County Road 2215 at the Northwest corner of said 87.89 acre tract, for the Northwest corner of this tract;

THENCE N 58degrees 32minutes 21seconds E 769.29 feet along the approximate centerline of Hill County Road 2215 to a 1/2-inch iron rod set capped "Blackland" in the North line of said 87.89 acre tract, for the Northeast corner of this tract, from which a mag nail found for the Northeast corner of said 87.89 acre tract bears N 58degrees 32minutes 21seconds E 994.32 feet;

THENCE S 31degrees 47minutes 04seconds E 1186.97 feet to a point in a power pole for the Southeast corner of this tract;

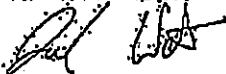
THENCE S 58degrees 49minutes 44seconds W 618.29 feet to a 1/2-inch iron rod set capped "Blackland" in the East line of that called 1.00 acre tract described in a deed to Tyler Keith Russell, recorded in Volume 2227, Page 522 of the Official Public Records of Hill County, Texas, for the South corner of this tract;

THENCE N 31degrees 06minutes 14seconds W 38.00 feet to a 1/2-inch iron rod found capped "Blackland" at the Northeast corner of said 1.00 acre tract, for an interior corner of this tract;

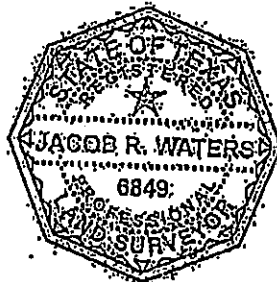
THENCE S 58degrees 48minutes 26seconds W 165.44 feet to a 1/2-inch iron rod found capped "Blackland" at the Northwest corner of said 1.00 acre tract, for the Northwest corner of this tract;

THENCE N 30degrees 56minutes 09seconds W 1145.09 feet to the POINT OF BEGINNING, containing 20.94 acres of land.

Surveyed August 20th, 2022



Jacob R. Waters
RPLS. No. 6849
Job No. 23-02-0094



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