

2025 JUN 16 AM 8:08

NOTICE OF TRUSTEE'S SALE

Date: June 12, 2025

Trustee: Lowell Olsen Dunn

Note: Real Estate Lien Note, dated February 21, 2025, in the original principal sum of \$187,870.68, executed by Alfredo Limon Medrano and payable to the order of IQMJ, LLC, a Texas limited liability company.

Deed of Trust

Date: February 21, 2025

Grantor: Alfredo Limon Medrano, a married man

Lender: IQMJ, LLC, a Texas limited liability company

Recording Information: Volume 2361, Page 771, Official Records, Hill County, Texas.

Property:

Being a 12.738 acre tract or parcel of land situated in the John R. Alexander Survey, Abstract No. 16, Hill County, Texas, being part of that certain called 52.81 acre tract of land conveyed to Six Fourteen Properties LLC., recorded in Volume 2329, Page 718, Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set, on the West line of said 52.81 acre tract, on the West graveled edge of County Road No. 3364, and at the Southwest corner of a 11.010 acre tract, Tract One, surveyed this same day, from which the Northwest corner of said 52.81 acre tract bears N 30°32'50" W a distance of 404.23 feet;

THENCE N 59°27'10" E over and across said 52.81 acre tract and with the South line of said 11.010 acre tract, passing at a distance of 35.53 feet a ½" iron rod set (ROCKIN B), and continuing on with said common line a total distance of 1,193.17 feet to a ½" iron rod set (ROCKIN B), at the Northeast corner of this 12.738 acre tract, at the Southeast corner of said 11.010 acre tract, Tract One, on the East line of said 52.81 acre tract and on the West line of a certain called 33.09 acre tract of land, conveyed to Hubbard Cowboy Church, recorded in Volume 1729, Page 446, Deed Records of Hill County, Texas;

THENCE S 30°31'54" E along a fence, with the East line of said 52.81 acre tract, and with the West line of said 33.09 acre tract, passing at a distance of 354.20 feet a ½" iron rod found, at the Southwest corner of said 33.09 acre tract and at the Northwest corner of a certain called 5.00 acre tract of land conveyed to Billie Boeche, recorded in Volume 1859, Page 419, Deed Records of Hill County, Texas, continuing on with said common line, a total distance of 465.04 feet to a ⅝" iron rod found (HANEY), at the Southwest corner of said 5.00 acre tract, at the Southwest corner of this tract, and at the Northwest corner of a 11.020 acre tract, Tract Three, surveyed this same day;

THENCE S 59°27'10" W over and across said 52.81 acre tract, with the South line of this tract, and with the North line of said 11.020 acre tract, Tract Three, passing at a distance of 1,159.04 feet a ½" iron rod set (ROCKIN B), continuing on with said common line a total distance of 1,193.04 feet to a railroad spike set, on the West line of said 52.81 acre tract and on the West graveled edge of County Road No. 3364;

THENCE N 30°32'50" W with the West line of said 52.81 acre tract and along the West graveled edge of County Road No. 3364, a distance of 465.04 feet to the point of beginning, and containing 12.738 acres of land.

County: Hill

Date of Sale (first Tuesday of month): August 5, 2025

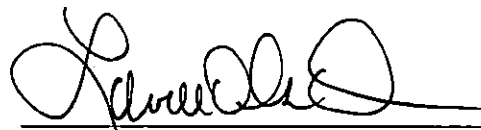
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The East door of the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645, or as designated by the County Commissioner's Office or as designated by the County Commissioners Court.

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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Lowell Olsen Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, Trustee