

NOTICE OF FORECLOSURE SALE 2026 JUL 30 PM 2:31

July 30, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: June 9, 2025

Trustee: William Johnson

Substitute Trustee: Nicole Crain, 71 N. Waco St., Hillsboro, Texas 76645

Grantor: Nelson Ventura and Ignacio Taboada

Mortgagee: Valarie Jill Davis A.K.A. Jill Janes Davis (hereafter "Lender")

Recording Information: Volume 2378, Page 177 of the real property records of Hill County, Texas.

Legal Description: All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being 87.34 acre(s) of land out of the JOHN G. BOILES Survey, Abstract Number 68, WILLIAM COOK Survey, Abstract Number 151, and THOMAS A. HAMBY, Survey Number 384, Hill County, Texas, according to the deed recorded in Volume 2378, Page 177 of the Official Records of Hill County, Texas and certain personal property.

Note Secured by Deed of Trust: Real Estate Lien Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended) dated June 9, 2025 with an original principal amount of \$400,000.00, made by Nelson Ventura and Ignacio Taboada to Valarie Jill Davis AKA Jill Janes Davis for all real property and personal property described in the Deed of Trust.

Sale Location: The Hill County Courthouse located at 1 N. Waco St., Hillsboro, Texas at the East door, or as designated by the County Commissioner's Court.

Sale Date: September 1, 2026

Sale Time: The earliest time the sale will begin is 1:00 p.m., or within three hours from that time.

Terms of the Sale: Terms: Public Auction to the highest bidder for cash. In accordance with the Texas Property Code Section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser as its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

Public Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

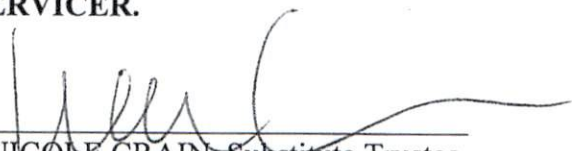
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.

THIS DOCUMENT ASSIGNS NICOLE CRAIN AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


NICOLE CRAIN, Substitute Trustee