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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Notice of Foreclosure Sale

2026 APR -2 AM 8:19

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A 0.251 TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE NICHOLS AND OATS ADDITION TO THE TOWN OF MT. CALM, HILL COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE CHARLES SCHUSSLER SURVEY, ABSTRACT NO. 856, HILL COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO RACHEL CALK IN A DEED RECORDED IN VOLUME 1631, PAGE 329, DEED RECORDS, HILL COUNTY, TEXAS, {HEREINAFTER REFERRED TO AS "CALK TRACT"}, SAID 0.251 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron pipe found on the southeast right-of-way line of North 3rd Street East for the north corner of a tract of land conveyed to Oscar A. Perez-Flores in a deed recorded in Volume 1691, Page 6, Deed Records, Hill County, Texas, (hereinafter referred to as the "Perez-Flores Tract") and for the west corner and POINT OF BEGINNING of herein described tract:

THENCE with the northwest line of this tract and the southeast right-of-way line of North 3rd Street East, North 36°48'07" East a distance of 72.50 feet to an iron rod set for the west corner of a tract of land conveyed to the C. F. Greene Estate, Hill County, Texas, (hereinafter referred to as the "Greene Tract") and for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the Greene Tract, South 53°11 '53" East a distance of 151.00 feet to an iron rod set on the northwest line of a tract of land conveyed to Allon B. Sturges in a deed recorded in Volume 1455, Page 291, Deed Records, Hill County, Texas, (hereinafter referred to as the "Sturges Tract") for the east corner of this tract;

THENCE with the southeast line of this tract and the northwest line of the Sturges Tract, South 36°48'07" West a distance of 72.50 feet to an iron rod set on the northwest line of a tract of land conveyed to Maxie M. Sedillo and Melissa Sedillo in a deed recorded in Volume 1370, Page 660, Deed Records, Hill County, Texas, (hereinafter referred to as the "Sedillo Tract"), for the east corner of the Perez-Flores Tract and for the south corner of this tract;

THENCE with the southwest line of this tract and the northeast line of the Perez-Flores Tract, North 53°11 '53" West a distance of 151.00 feet to the POINT OF BEGINNING, containing 0.251 acres of land, more or less.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded as Document Number 00157703 in Volume 2324, Page 247, Official Public Records of Hill County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 5, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the steps outside the east door of the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645.

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 reposted and refiled in accordance with the posting and filing requirements of the *Texas Property Code*. The reposting or refileing may be after the date originally scheduled for this sale.

4. *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 sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

Pursuant to section 51.009 of the *Texas Property Code*, the property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the *Texas Property Code*, the trustee or any substitute 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 or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Greg Thomas. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$60,000.00, executed by Greg Thomas, and payable to the order of Danny Leger and wife, Lynn Leger; who are the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Danny Leger and wife, Lynn Leger.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated March 30, 2026.



WALT FAIR, Trustee
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