

#21

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Promissory Note:

Date: July 19, 2024
Borrower(s): Leetron Enterprises LLC
Payee: Churchill MRA Funding I LLC, final assignee of Construction Loan Services II, LLC
Committed Loan Amount: \$355,320.00

Deed of Trust:

Date: July 19, 2024
Grantor(s): Leetron Enterprises LLC
Original Trustee: TRUSTEE SERVICES, INC.
Recorded in: Instrument Number 00158301, Hill County, Texas.

FILED
MICHELLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 FEB 10 AM 11:54

Property:

All that certain lot, tract or parcel of land being all of Lot 10, White Bluff 34 Subdivision, Hill County, Texas, in accordance with the plats recorded in Slide B-154, Hill County Plat Cabinet Records.

Present Owner of Note and Beneficiary under Deed of Trust:

Construction Loan Services II, LLC assigned all rights and interest in the Promissory Note and Deed of Trust to BC Shasta LLC pursuant to the Assignment of Deed of Trust dated August 15, 2024. BC Shasta LLC assigned all rights and interest in the Promissory Note and Deed of Trust to Churchill MRA Funding I LLC pursuant to the Assignment of Deed of Trust dated August 15, 2024. The referenced Assignments of Deed of Trust having been recorded in Hill County Deed Records with the Instrument Numbers 00159135 and 00159758, respectively.

Information regarding the public sale to be held:

Substitute Trustee: Christopher V. Arisco, John Easter, Wesley W. McCutcheon, David Garvin, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Jamie Dworsky, Angela Cooper Brown, Leslie Shuler, and Robin Shelton

C/O PADFIELD & STOUT, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument to be filed and recorded in the Official Public Records of Hill County, Texas.

Date of Sale: March 3, 2026, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m., Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: **The sale will occur at the east door of the Hill County Courthouse, as the primary sales area, or as designated by the Commissioners Court of Hill County, Texas pursuant to Section 51.002 of the Texas Property Code.**

Default has occurred in the payment of the indebtedness evidenced by the Promissory Note. Because of such default, Churchill MRA Funding I LLC appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, the Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Churchill MRA Funding I LLC, make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

Donna Stockman

Donna Stockman, Substitute Trustee

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Wesley M. McCutcheon
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102