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REEDER REAL ESTATE LP as to an Eighty-Five Percent (85%) interest, and JAM HOME SOLUTIONS, LLC, as to a Fifteen Percent (15%) interest, Noteholder August REI, LLC, Loan Servicing Company Ghrist Law Firm PLLC (hereinafter "Attorney")

Juvenal Moreno Jaimes
Maria Ines Renteria Ramirez
150 Meadow View Ln, Hubbard, TX 76648
Sent via first class mail and CMRR # 9489 0178 9820 3051 2192 59 on 06.15.2026

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 JUN 15 PM 1:3

NOTICE OF TRUSTEE'S SALE

WHEREAS Juvenal Moreno Jaimes and Maria Ines Renteria Ramirez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hill County, Texas and is recorded under Clerk's File/Instrument Number 00143496, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of July, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land lying and situated in Section 20 of the Tyler County School Land Survey, Abstract 893, Hill County, Texas and being a part of that certain tract of land described as 290.86 acres in the deed from Thomas A. Kalina, et ux to Landmark Trading Company, LLC, dated May 10, 1999, recorded in Volume 1020, Page 719, of the Official Public Records, Hill County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set for a corner, said corner bears South 29 degrees 56 minutes 31 seconds East, 1777.39 feet from the northeasterly corner of said 290.86 acre tract and lying on its easterly line; THENCE South 29 degrees 56 minutes 31 seconds East (bearing base line) 140.04 feet along the easterly line of said 290.86 acre tract generally along a fence to a 1/2 inch iron rod set for a corner in the center of Little Cottonwood Creek; THENCE with the center of Little Cottonwood Creek the following courses and distances: North 80 degrees 35 minutes 30 seconds West 59.54 feet to a 1/2 inch iron rod set for a corner, North 88 degrees 40 minutes 01 seconds West 69.49 feet to a 1/2 inch iron rod set for a corner; South 57 degrees 38 minutes 07

seconds West 36.88 feet to a 1/2 inch iron rod set for a corner, South 26 degrees 02 minutes 26 seconds East 117 .99 feet to a 1/2 inch iron rod set for a corner and South 12 degrees 43 minutes 40 seconds West 64.04 feet to a 1/2 inch iron rod set for a corner; THENCE North 67 degrees 17 minutes 43 seconds West 447.37 feet to a 1/2 inch iron rod set for a corner in a circular curve to the left having a radius of 330.30 feet; THENCE Northeasterly with the arc of said circular curve, through a central angle of 22 degrees 33 minutes 02 seconds an arc length of 130.00 feet (chord bearing and distance of North 11 degrees 24 minutes 46 seconds East, 129.16 feet) to a 1/2 inch iron rod set for a corner; THENCE South 89 degrees 50 minutes 45 seconds East 438.67 feet to the point of beginning and containing 2.15 acres of land more or less. For Identification Purposes Only: ISO Meadowview Ln, Hubbard TX 76648

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136