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NOTICE OF TRUSTEE'S SALE

Date: December 15, 2023
Trustee: A.W. Hines
Trustee's Street Address: 601 Lake Air Drive, Ste. B, Waco, Texas 76710
Mortgagee: Hines Land and Cattle Company, Ltd.

Nancy E. Ruster
County Clerk, Williamson Co., TX
JAN 12 2024 7:07
at _____ o'clock _____ M
FILED

Note

Date: March 8, 2014
Borrower: Eaton D. Graham, Winthrop Graham and Anserd L. Graham
Payee: Hines Land and Cattle Company, Ltd.
Principal Amount: \$78,850.00

at 10:39 o'clock A M
FILED

Deed of Trust

Date: March 8, 2014
Grantor: Eaton D. Graham, Winthrop Graham and Anserd L. Graham
Trustee: A.W. Hines
Original Beneficiary: Hines Land and Cattle Company, Ltd.
Recording information: Instrument #2014017767 in the Official Public Records of Williamson County, Texas
Property: Tract 25, Block A, Hines Ranches, a platted subdivision in Williamson County, Texas. Plat filed in the Official Public Records of Williamson County, Texas, File Number 2011050965.

JAN 12 2024
Nancy E. Ruster
County Clerk, Williamson Co., TX
JSH

County: Williamson

Date of Sale (first Tuesday of month): February 6, 2024

Time of Sale: 1:00 p.m. or within three hours thereafter

Place of Sale: At the Northeast lower-level door of the Justice Center in Georgetown, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO 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.

A.W. Hines is Trustee under the Deed of Trust. Mortgagee 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A.W. Hines w/ permission
A.W. HINES, TRUSTEE (254) 776-7000