

DEC 05 2023

NOTICE OF TRUSTEE'S SALE

Date: November 29, 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. Kester
County Clerk, Williamson Co., TX**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

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. Platt filed in the Official Public Records of Williamson County, Texas, File Number 2011050965

County: Williamson

Date of Sale (first Tuesday of month): January 2, 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, TRUSTEE (254) 776-7000