

CZIRR Funding Group, Inc., a Texas corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Hilda Ma Gomez

7818 Oak Moss Drive, Spring, Texas 77379

Sent via first class mail and CMRR # 9489 0178 9820 3039 9601 73 on 06.10.2025

FILED FOR RECORD
COLORADO COUNTY, TX

2025 JUN 10 PM 1:01

KIMBERLY MENKE
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS Hilda Ma Gomez and 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 Colorado County, Texas and is recorded under Clerk's File/Instrument Number 3430, 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 1st day of July, 2025

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Colorado 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:

BEING a 10.694 acre tract of land situated in the James Nelson Survey, Abstract Number 35, Clement C. Dyer Survey, Abstract Number 21, Colorado County, Texas, being a portion of that certain called 81.36 acre tract described in instrument to Czirr Funding Group, Inc., recorded in Volume 1010, Page 603 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 10.694 acre tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod with cap stamped TPS 100834-00 set in the southeasterly margin of Farm to Market Road 950, being in a northwesterly line of said 81.36 acre tract, being a northwesterly corner of the herein described 10.694 acre tract, from which a 1/2 inch iron rod with aluminum cap at a fence post found for reference bears, South 44°12'54" West, 221.31 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 13,741,797.32, E: 2,816,949.02, South Central Zone (4204), grid measurements; THENCE North 44°12'54" East, 15.05 feet, with the southeasterly margin of said Farm to Market Road 950, the northwesterly line of said 81.36 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a northwesterly corner of the herein described 10.694 acre tract, from which a 1/2 inch iron rod with aluminum cap found

for reference bears, North 44°12'54" East, 38.47 feet; THENCE severing over and across said 81.36 acre tract, the following two (2) courses and distances: 1. South 5033'48" East, 1132.51 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00 set for corner; 2. South 72°17'48" East, 319.95 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Dyer Survey and Thomas Cartwright Survey, Abstract Number 11, being the northeasterly corner of the herein described 10.694 acre tract, from which a 5/8 inch iron rod found for reference bears, North 172°46' East, 15.00 feet; THENCE South 17°26'46" West, 351.69 feet, with the apparent common line between said Dyer Survey and said Cartwright Survey, continuing over and across said 81.36 acre tract, to an axle found for the common northerly corner of said 81.36 acre tract and that certain called 15 acre tract described in instrument to Elizabeth Harris, Et. Al., recorded in Volume 186, Page 312, D.R.C.C.T., being the easterly corner of the herein described 10.694 acre tract; THENCE South 171°6'42" West, 485.64 feet, with the common line between said 81.36 acre tract and said 15 acre tract, to a 1 inch iron rod found in the westerly line of said 15 acre tract, for the common easterly corner of said 81.36 acre tract and that certain called 251.22 acre tract described in instrument to M Plus Land Co., recorded in Volume 481, Page 217, D.R.C.C.T., being the southeasterly corner of the herein described 10.694 acre tract; THENCE North 76°16'38" West, 511.53 feet, with the common line between said 81.36 acre tract and said 251.22 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 251.22 acre tract, being the southwesterly corner of the herein described 10.694 acre tract, from which a 1/2 inch iron rod found for reference bears, North 76°16'38" West, 1307.12 feet; THENCE continuing over and across said 10.694 acre tract, the following two (2) courses and distances: 1. North 161°5'30" East, 940.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner; 2. North 50°33'48" West, 914.88 feet, to the POINT OF BEGINNING and containing a computed area of 10.694 acres of land within this Field Note Description. Together herewith a 30 foot wide Access easement as described below: BEING a centerline description of a 30 foot wide access easement situated in the James Nelson Survey, Abstract Number 35, and the Clement C. Dyer Survey, Abstract Number 21, Colorado County, Texas, being the over and across that certain called 81.36 acre tract described in instrument Czirr Funding Group, Inc., recorded under Volume 1010, Page 603 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said easement being situated 15 feet parallel and adjacent to said centerline with sidelines being lengthened or shortened by intersecting boundaries, said easement being more particularly described by the centerline description as follows: BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a northwesterly line of said 81.36 acre tract, being in the southeasterly right-of-way of Farm to Market Road 950 (FM 950), from which a 1/2 inch iron rod with an aluminum cap found for reference bears, North 44°12'54" West, 38.47 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 13,741,808.11, E: 2,816,959.51, Texas South Central Zone, (4204), grid measurements; THENCE over and across said 81.36 acre tract the follow two (2) courses and distances: 1. South 5033'48" East, 1132.51 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner; 2. South 72°17'48" East, 319.95 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the POINT OF TERMINUS at a point within said 81.36 acre tract, from which a 5/8 inch iron rod found for the, common southerly corner of said 81.36 acre tract and a certain called 5.5 acre tract described in instrument to J.T. Black, recorded in Volume 586, Page 198 under the Deed Records of Colorado County, Texas bears, North 172°46' East, 15.00 feet, containing a computed area of 1.000 acres of land within this Field Note Description,

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.

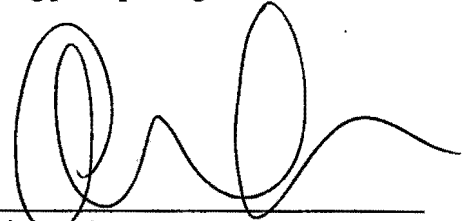
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without 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,
Angela Walter, Teddy Bertolatus, Nancy Tran,
Delma Khan, Adam Freeland
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136