

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

Gerald Ford
Mary Miller

3319 Hawkins Glen Lane, Katy, Texas 77449

Sent via first class mail and CMRR # 9489 0178 9820 3039 9610 95 on 07.15.2025

FILED FOR RECORD
COLORADO COUNTY, TX

2025 JUL 15 PM 1:02

KIMBERLY MENKE
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS Gerald Ford and Mary Miller 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 23-3890, 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 5th day of August, 2025

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 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:

10.552 acres of land, more or less, out of and a part of the James Nelson Survey, Abstract No. 35, the Clement C. Dyer Survey, Abstract No. 21, and the Thomas Cartwright Survey, Abstract No. 11, situated in Colorado County, Texas, being a part or portion of that certain tract described as 81.36 acres in deed from Glen M. Cason to Czirr Funding Group Inc., a Texas Corporation, dated August 15, 2022, recorded in Volume 1010, Page 603, of the Official Records of Colorado County, Texas, to which reference is here made for all purposes, being more particularly described by metes and bounds attached hereto as Exhibit "A" and made a part hereof for all purposes TOGETHER WITH a thirty (30) foot wide access easement for access thereto from a public road, out of and a part of the James Nelson Survey, Abstract No. 35, and the Clement C. Dyer Survey, Abstract No. 21, situated in Colorado County, Texas, being over and across that certain tract described as 81.36 acres in deed from Glen M. Cason to Czirr Funding Group Inc., a Texas Corporation, dated August 15, 2022, recorded in Volume 1010, Page 603, of the Official Records of Colorado County, Texas, to which reference is here made for all purposes, being more particularly described by metes and

bounds attached hereto as Exhibit "A" and made a part hereof for all purposes. Commonly known as: FM 950 Road, Tract 8, Eagle Lake, Texas 77434

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.

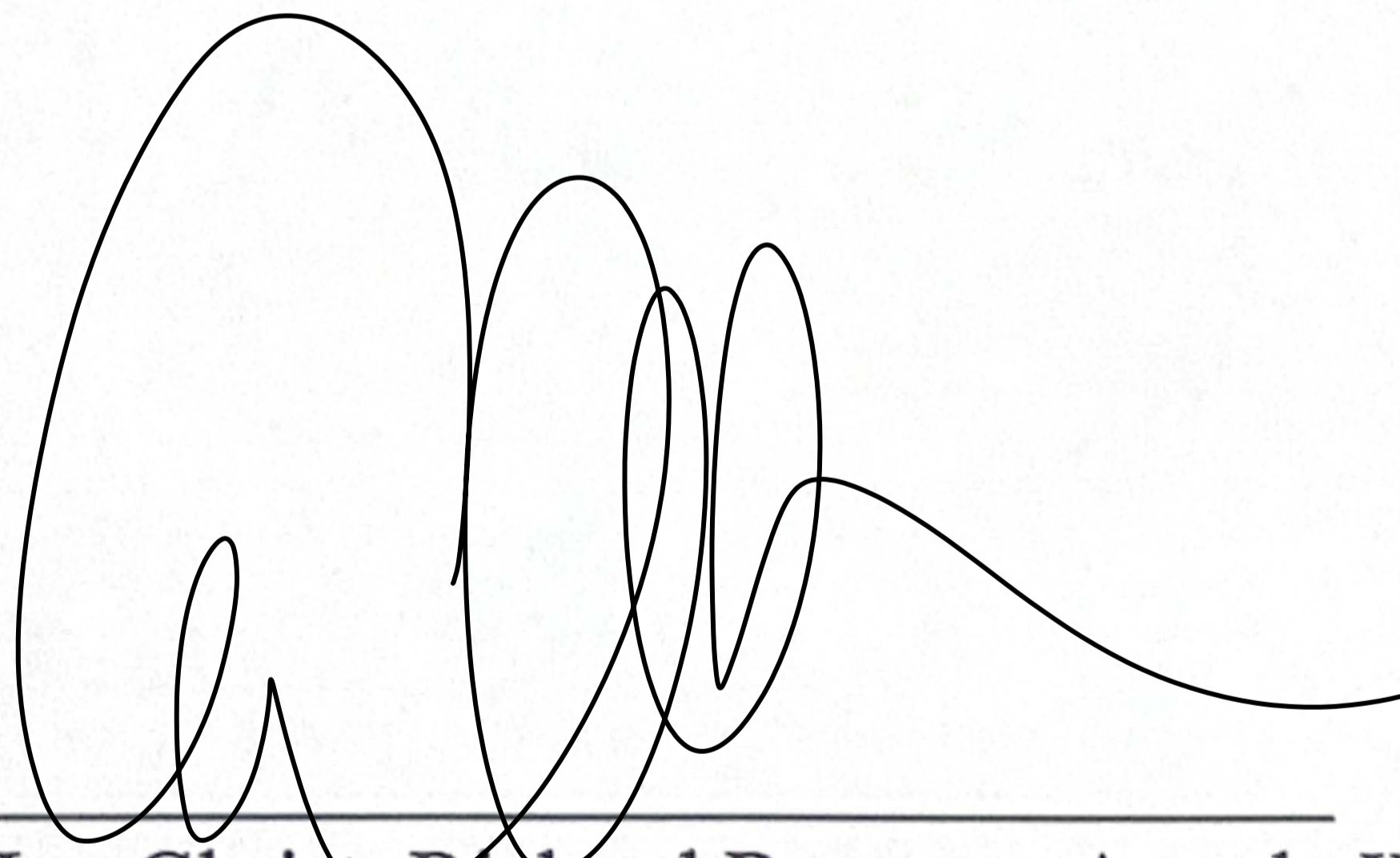
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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