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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2023 DEC 13 PM 2: 06

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 duty military service to the sender of this notice immediately.

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated November 1, 2021 and recorded in Document INSTRUMENT NO. 135753 real property records of Hill County, Texas, Laura Byrum and Marcus Byrum, grantor(s) and Jenny James Company, LLC., mortgagee.
3. Obligations Secured. Deed of Trust executed by Laura Byrum and Marcus Byrum, securing the payment of the indebtedness's in the original principal amount of \$78,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust. Nadia Boese, Rhett Boese and/or Jennifer Boese are appointed as Substitute Trustee (s).
4. Property to Be Sold. The property to be sold is described as follows:

All that certain Lot, Tract, or Parcel of land located in Hill County, Texas, and being Lots 164, 165, 185, 186, 187, and 188 LAKE WHITNEY ESTATES UNIT ONE (1).

Also known as: 126 Cherry Rd Whitney, Texas 76692

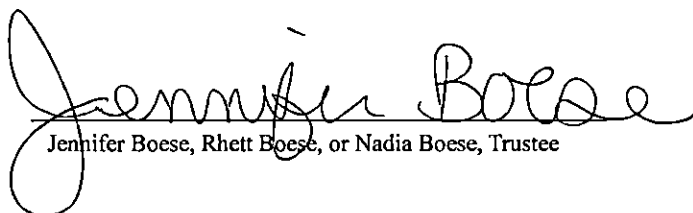
Date: January 2, 2024

Earliest Time Sale Will Begin: 11 a.m.

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Date: 12-13-2023



Jennifer Boese, Rhett Boese, or Nadia Boese, Trustee