

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 7, 2025

DEED OF TRUST:

Date: February 22, 2020

Grantor: JOHN PIERCE and HITZE PIERCE

Beneficiary: CREEKSIDE RANCH GROUP LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, CYNTHIA HUNT, STEPHANIE BURNETT, MARCIA ELLING, LOUIS STARZEL, ED HENDERSON and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Volume 578, Page 875, Document No. 20210482, Real Property Records, Hamilton County, Texas.

PROPERTY:

Being called Tract 18 and being 10.51 acres, more or less, out of the James Hamilton Survey No. 19, Abstract No. 413, Hamilton County, Texas, and being more particularly described in Deed of Trust recorded under Document No, 20210482, Official Public Records of Hamilton County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: February 22, 2020

Original Principal Amount: \$59,755.00

Holder: CREEKSIDE RANCH GROUP LLC

POSTED

10/13/2025
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DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of November, 2025.

PLACE OF SALE OF PROPERTY:

County Courthouse of Hamilton County, Hamilton, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, CYNTHIA HUNT,
STEPHANIE BURNETT, MARCIA
ELLING, LOUIS STARZEL, ED
HENDERSON and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

FILED and RECORDED

Instrument Number: 20251654 B: RP V: 664 P: 281

Filing and Recording Date: 10/13/2025 02:15:09 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.