

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: May 27, 2021

**DEED OF TRUST:**

Date: September 9, 2020

Grantor: DEREK DUSTIN THOMSON

Beneficiary: CREEKSIDE RANCH GROUP, LLC

Trustee: ROBERT BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, CYNTHIA HUNT, STEPHANIE BURNETT, MARCIA ELLING, LOUIS STARZEL, ED HENDERSON and BRITTANY PARRETTE, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy., #A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

JIM MILLS, SUSAN MILLS,  
GEORGE HAWTHORNE, CYNTHIA HUNT,  
STEPHANIE BURNETT, MARCIA ELLING,  
LOUIS STARZEL, ED HENDERSON and  
BRITTANY PARRETTE  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 20201869, Real Property Records, Hamilton County,  
Texas

**PROPERTY:**

Tract N22, being 10.82 acres, more or less, out of the James Hamilton Survey No. 20, Abstract No. 409, Hamilton County, Texas, being more particularly described in Deed of Trust recorded in Document No. 20201869, Official Public Records of Hamilton County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** September 9, 2020

**Original Principal Amount:** \$89,775.00

**Holder:** CREEKSIDE RANCH GROUP, LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 6<sup>th</sup> day of July, 2021.

**PLACE OF SALE OF PROPERTY (including county):**

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 10:00 a.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.**



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JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, CYNTHIA HUNT,  
STEPHANIE BURNETT, MARCIA  
ELLING, LOUIS STARZEL, ED  
HENDERSON and BRITTANY  
PARRETTE  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

# FILED and RECORDED

Instrument Number: 20211333 B: RP V: 585 P: 227

Filing and Recording Date: 05/28/2021 02:39:25 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 black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, 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.