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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 MAY 13 PM 12:46

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: May 11, 2025

Substitute Trustee: Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Angela Cooper or Jamie Dworsky

Mortgagee: Robert Martin as Trustee to MMXXI Texas Income Trust

Mortgagee's Address: PO Box 2750, Rowlett, TX 75030

Note: Note dated September 29, 2023, in the amount of \$199,900.00

Deed of Trust:

Date: September 29, 2023

Grantor: Guadalupe Perez Montijo

Mortgage: Robert Martin as Trustee to MMXXI Texas Income Trust

Recording Information: Recorded in Document No. 00151087

Property (including any improvements): Exhibit A

County: Hill

Date of Sale: (first Tuesday of month) June 3, 2025

Time of Sale: 11am-2pm

Place of Sale: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

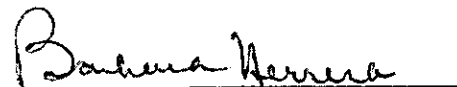
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Angela Cooper or Jamie Dworsky

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 3, 2025 between Eleven o'clock am and Two o'clock pm and beginning not earlier than 11:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being 4.04 acre(s) of land out of the ANDREW WILLETT Survey, Abstract Number 943, Hill County, Texas, same being Lot(s) Sixty-Three (63), IVY RANCH ESTATES Subdivision, Hill County, Texas, according to the plat recorded in Slide 364-A, Plat Records, Hill County, Texas.

NOTE: Company does not represent acreage or square footage calculations are correct, if shown in the above legal description.