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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

2026 FEB 10 AM 11:53

**Date:** February 5, 2026

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

**Mortgagee:** Robert Martin, as Trustee for MMXXI Texas Income Trust

**Mortgagee's Address:** 99 Wall Street., New York, NY 10005

**Note:** Note dated August 1, 2022, in the amount of \$189,900.00

**Deed of Trust:**

Date: August 1, 2022

Grantor: Juan G Gutierrez & Gustavo J Gutierrez Ibarra

Mortgagee: Robert Martin, As Trustee for Hill County Land Trust

Recording Information: Recorded in Document No. 00138919 in the official records of Hill County Texas and further transferred by Assignment of Note and Lien to Robert Martin, as Trustee for MMXXI Texas Income Trust Document No. 00138920 recorded in Hill County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land lying and situated in the County of Hill State of Texas and being all of Lot 67 of the Ivy Ranch Estates Subdivision in accordance with the plat of said subdivision filed in Slide 364A of the Plat Records of Hill County, Texas.

**County:** Hill

**Date of Sale:** (first Tuesday of month) March 3, 2026

**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.

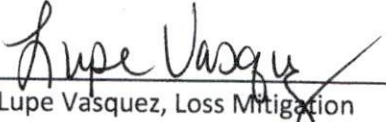
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton 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 March 3, 2026, 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.

  
Lupe Vasquez, Loss Mitigation  
SecureNet Services, LLC

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 02/10/2026

Donna Stockman

NAME



AS SUBSTITUTE TRUSTEE