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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:** OZ Financing LLC

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

**Note:** Note dated August 08, 2022, in the amount of \$189,900.00

**Deed of Trust:**

Date: August 08, 2022

Grantor: Gabriela María Rangel and Christian Francisco Rangel Hernandez

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

Recording Information: Recorded in Document No. 00139181 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. 00139182 in the official records of Hill County, Texas and further transferred by Assignment of Note and Lien to OZ Financing LLC in Document No. 00139182 in the official records of Hill County, Texas

Property (including any improvements): All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being Lots) FIFTY-ONE (51), IVY RANCH ESTATES Subdivision, Hill County, Texas, according to the plat recorded in Slide 364A, Plat Records, 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