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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2024 MAY 14 PM 1:48

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

**Date:** May 8, 2024

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

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

**Mortgagee's Address:** 99 Wall Street, Suite 1917  
New York, NY 1005

**Note:** Note dated June 27, 2022, in the amount of \$189,900.00

**Deed of Trust:**

**Date:** June 27, 2022

**Grantor:** Manuel Humberto Ramos

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

**Recording Information:** Recorded in Document No.00137466 dated June 27, 2022

**Property (including any improvements):** The property described on Exhibit 'A' attached hereto and incorporated herein by this reference.

**County:** Hill County

**Date of Sale:** (first Tuesday of month) June 4, 2024

**Time of Sale:** 11:00 a.m.-2:00 p.m.

**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 UNITES 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 UNITES 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 prosects 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, Kathy Arrington, 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 4, 2024, 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, Servicing Specialist III  
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 05/14/2024

Donna Stockman  
NAME

Donna Stockman  
AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**

**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 25 and Lot 26 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.**