

#27

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 APR 16 PM 12:55

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 12, 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: P.O. Box 82750
Rowlett, TX 75030-2750

Note: Note dated May 25, 2023, in the amount of \$329,900.00

Deed of Trust:

Date: May 25, 2023

Grantor: Ana Laura Benitez Montero and Mario Vazquez Quintero

Mortgagee: Robert Martin, as Trustee for MMXXI TEXAS INCOME TRUST by Assignment of Note and Liens from Robert Martin, as Trustee for Hill County Land Trust in Doc #00147671, and recorded in Hill County, Texas.

Recording Information: Recorded in Doc #00147870 dated May 25, 2023

Property (including any improvements):

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

County: Hill

Date of Sale: (first Tuesday of month) May 7, 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 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, 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 May 7, 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.



Donna Carbonell, Portfolio Manager II
for SecureNet Loan 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 04/16/2024

Donna Stockman
NAME

Donna Stockman
AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

HCR 4307 - TRACT 3

BEING A 10.118 ACRE TRACT OF LAND SITUATED IN THE DAVID F. LOVELL SURVEY, ABSTRACT NUMBER 533, AND THE SARA COOK SURVEY, ABSTRACT NUMBER 1043, HILL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 250.88 ACRE TRACT OF LAND DESCRIBED BY DEED TO KEITH HULL AND KATHI HULL, RECORDED IN VOLUME 901, PAGE 129, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET FOR THE WESTERNMOST CORNER OF SAID CALLED 250.88 ACRE TRACT, AND BEING IN THE LOWER NORTHEAST LINE OF A CALLED 89.62 ACRE TRACT OF LAND DESCRIBED BY DEED TO TOM W. WOOD AND CATHY T. WOOD, RECORDED IN VOLUME 1277, PAGE 36, DEED RECORDS, HILL COUNTY, TEXAS, ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 4251, A PRESCRIPTIVE RIGHTOFWAY;

THENCE NORTH 59 DEGREES 36 MINUTES 54 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE LOWER NORTHWEST LINE OF SAID CALLED 250.88 ACRE TRACT, BEING COMMON WITH UPPER SOUTHEAST LINE OF SAID CALLED 89.62 ACRE TRACT, A DISTANCE OF 686.05 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882", FROM WHICH A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 89.62 ACRE TRACT BEARS NORTH 59 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 73.32 FEET;

THENCE SOUTH 30 DEGREES 45 MINUTES 51 SECONDS EAST, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 642.01 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

THENCE SOUTH 61 DEGREES 11 MINUTES 38 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 708.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" IN THE LOWER SOUTHWEST LINE OF SAID CALLED 250.88 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY LINE 4251, FROM WHICH A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN SAID SOUTHWEST LINE BEARS SOUTH 28 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 325.12 FEET;

THENCE NORTH 28 DEGREES 45 MINUTES 11 SECONDS WEST, ALONG SAID SOUTHWEST LINE, AND SAID CENTERLINE, A DISTANCE OF 622.73 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.118 ACRES (440,760 SQUARE FEET) OF LAND, MORE OR LESS.

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