

Notice of Trustee's Sale

Date: May 12, 2023

Substitute Trustee: Kelly Goddard or Michelle Schwartz or David Garvin

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Robert Martin, as Trustee for MMXXI TEXAS INCOME TRUST

Mortgagee's Address:

Robert Martin, as Trustee for MMXXI TEXAS INCOME TRUST
99 Wall Street, Suite 1917

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. Box 15826
San Antonio, Texas 78212

Note: Note dated August 8, 2022 in the amount of \$189,900.00

Deed of Trust

Date: August 8, 2022

Grantor: Gabriela Maria Rangel; and Christian Francisco Rangel Hernandez

Mortgagee: Robert Martin, as Trustee for HILL COUNTY LAND TRUST

Recording information: Document Number #00141117, Official Public Records of Hill County, Texas

Property:

All of the certain lot, tract, or parcel of land lying and situated in the County of Hill, State of Texas, and being all of Lot-48 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 County, Texas

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: Area of the Hill County Courthouse as designated by the Hill County Commissioners Court

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2023 MAY 16 AM 11:19

Mortgage Servicer has appointed Kelly Goddard or Michelle Schwartz or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Kelly Goddard or Michelle Schwartz or David Garvin