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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 November 18, 2022, in the amount of \$199,900.00

Deed of Trust:

Date: November 18, 2022

Grantor: Angela Abigail Ayala

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

Recording Information: Recorded in Document No.00142577 dated November 18, 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.

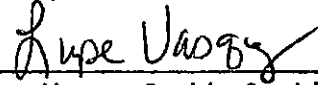
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prosects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



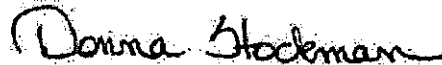
Lupe Vasquez, Servicing Specialist III
SecureNet Services, LLC

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



AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

All those certain lots, tracts or parcels of land lying and situated in the County of Hill, State of Texas, and being all of Lot 55 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.