

#79

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 AUG 13 AM 9:11

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

Date: August 9, 2024

Substitute Trustee: Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky

Mortgagee: Lucravity Capital, LLC

Mortgagee's Address: 401 Exchange Drive, Arlington, Texas 76011

Note: Note dated July 15, 2019, in the amount of \$119,900.00.

Deed of Trust:

Date: July 15, 2019

Grantor: Marlon A. Del Cid Chavaque & Thanya Lisbeth Davila Perez

Mortgagee: Lucravity Capital, LLC

Recording Information: Recorded in Document No. 00106173 dated July 19, 2019.

Property (including any improvements): See attached 'Exhibit A'.

County: Hill

Date of Sale: September 3rd, 2024

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 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.

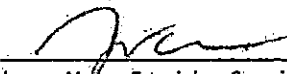
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 September 3, 2024, between 11am and 2pm 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.



Jason Nava, Servicing Specialist I
Asset Mitigation and Loss
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 8/13/24

Donna Stockman
NAME _____



AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

TRACT 9

All that certain lot, tract or parcel of land situated within the Lewis A. Reynolds Survey, Abstract No. 752, Hill County, Texas, same being a part of that tract of land conveyed to the Hill County Land Trust in Volume 1990, Page 537, Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" in the southeast line of said Hill County Land Trust tract, from which a 1/2 inch steel rod found for the southerly most corner of said Hill County Land Trust bears South 60 degrees 14 minutes 27 seconds West at 1862.72 feet for witness;

THENCE North 29 degrees 38 minutes 08 seconds West, 1945.81 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 60 degrees 26 minutes 28 seconds East, 233.12 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 29 degrees 37 minutes 38 seconds East, 1944.99 feet to a 1/2 inch steel rod set capped "Vogt 5248" for corner;

THENCE South 60 degrees 14 minutes 27 seconds West, with the northwest right of way of County Road No. 4109, 232.84 feet to the Point of Beginning and containing 10.40 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.