

#28

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 1, 2023, in the amount of \$329,900.00

Deed of Trust:

Date: May 1, 2023

Grantor: Hector Campos Garcia, Anahi Escuadra and Roberto Campos Villegas

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 #00147326, and recorded in Hill County, Texas.

Recording Information: Recorded in Doc #00147325 dated May 1, 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


AS SUBSTITUTE TRUSTEE

Exhibit "A"

METES AND BOUNDS DESCRIPTION

BEING A 10.051 ACRE TRACT OF LAND SITUATED IN 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 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID BEGINNING POINT BEING NORTH 59 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 537.50 FEET FROM A 1" PIPE FOUND FOR THE EASTERNMOST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CHARLES WILLIAM WEAVER, RECORDED IN VOLUME 1172, PAGE 141, DEED RECORDS, HILL COUNTY, TEXAS, FROM SAID BEGINNING POINT A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID WEAVER TRACT BEARS SOUTH 59 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 2097.28 FEET;

THENCE NORTH 61 DEGREES 39 MINUTES 18 SECONDS EAST, OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT OF LAND, A DISTANCE OF 1094.20 FEET, TO A MAG NAIL SET IN ASPHALT IN THE EAST LINE OF SAID CALLED 250.88 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 4307, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID CALLED 250.88 ACRE TRACT OF LAND BEARS NORTH 30 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 371.30 FEET;

THENCE SOUTH 30 DEGREES 44 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE AND SAID APPROXIMATE CENTERLINE, A DISTANCE OF 375.81 FEET, TO A MAG NAIL SET IN ASPHALT, FROM WHICH A RAILROAD SPIKE FOUND FOR REFERENCE BEARS SOUTH 30 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 59 DEGREES 01 MINUTES 03 SECONDS WEST, DEPARTING SAID EAST LINE AND SAID CENTERLINE, AND OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 1090.63 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882", FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 30 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 400.00 FEET;

THENCE NORTH 31 DEGREES 05 MINUTES 14 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 426.16 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.051 ACRES (437,821 SQUARE FEET) OF LAND, MORE OR LESS.