

#33

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 12, 2025

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

Mortgagee: MMXXI TEXAS INCOME TRUST

Mortgagee's Address: P O Box 2750, Dallas, TX 75219

Note: Note dated July 24, 2023, in the amount of \$319,900.00

Deed of Trust:

Date: July 24, 2023

Grantor: Antonia Luis Morales

Mortgagee: HILL COUNTY LAND TRUST

Recording Information: Recorded in Document No. 2022-00022438 in the official records of Hill County, Texas and further transferred by Assignment of Note and Liens Document No. 00149432 in the official records of Hill County, Texas from HILL COUNTY LAND TRUST to MMXXI TEXAS INCOME TRUST.

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 6, 2025

Time of Sale: 11am-2pm

Place of Sale: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

2025 APR 15 PM 2:11

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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, 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 May 6, 2025, 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.


Barbara Herrera, Loss Mitigation,
SecureNet 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 4/15/25

Donna Stockman

NAME

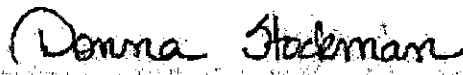

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being 10.008 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 more particularly described in the attached Exhibit A.

BEING A 10.008 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 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 187.50 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 WHICH 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 1747.28 FEET;

THENCE NORTH 59 DEGREES 36 MINUTES 54 SECONDS EAST, OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT OF LAND, A DISTANCE OF 350.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

THENCE SOUTH 31 DEGREES 05 MINUTES 14 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 426.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

THENCE SOUTH 30 DEGREES 58 MINUTES 57 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 400.00 FEET, TO A 1/2" IRON ROD FOUND FOR THE WESTERNMOST CORNER OF A CALLED 10 ACRE TRACT OF LAND DESCRIBED BY DEED TO LESLEY KEITH HULL AND KATHERINE H. HULL, RECORDED IN VOLUME 1496, PAGE 803, DEED RECORDS, HILL COUNTY, TEXAS, FROM WHICH A RAILROAD SPIKE FOUND FOR THE NORTHERNMOST CORNER OF SAID CALLED 10 ACRE TRACT BEARS NORTH 59 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 1088.91 FEET;

THENCE SOUTH 31 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 399.82 FEET, TO A MAG NAIL SET IN ASPHALT IN THE SOUTHEAST LINE OF SAID CALLED 250.88 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 4307, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 59 DEGREES 14 MINUTES 09 SECONDS WEST, ALONG SAID SOUTHEAST LINE AND SAID CENTERLINE, A DISTANCE OF 360.30 FEET, TO A MAG NAIL SET IN ASPHALT IN SAID SOUTHEAST LINE AND SAID CENTERLINE, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "GSI" FOR THE SOUTHERNMOST CORNER OF SAID CALLED 250.88 ACRE TRACT BEARS SOUTH 59 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 2540.42 FEET;

THENCE NORTH 30 DEGREES 33 MINUTES 19 SECONDS WEST, DEPARTING SAID SOUTHEAST LINE AND SAID CENTERLINE, AND OVER AND ACROSS SAID CALLED 250.88 ACRE TRACT, A DISTANCE OF 1228.29 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.008 ACRES (435,963 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.