

#47

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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

2025 MAY 13 PM 12:47

Date: May 10, 2025

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

Mortgage: James Cagle

Mortgagee's Address: 1705 Prince Meadow Drive, Colleyville, TX, 76034

Note: Note dated October 25, 2018, in the amount of \$119,900.00

Deed of Trust:

Date: October 25, 2018

Grantor: Cecilia Garcia Gonzalez & Francisco Javier Gonzalez

Mortgage: James Cagle

Recording Information: Recorded in Document No. 00100571

Property (including any improvements): Exhibit A

County: HILL

Date of Sale: (first Tuesday of month) June 3, 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

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.

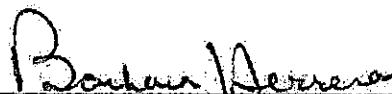
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, 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 3, 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 5/13/25

Donna Stockman
NAME


AS SUBSTITUTE TRUSTEE

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231 FAX: (254) 582-3234

Company Registration No: 10005800

LEGAL DESCRIPTION

10.00 Acres

Northwest 1/4, Section No. 4

Houston Tap & Brazoria Railway Company Survey, Abstract No. 1069

Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the northwest quarter (1/4) of the Houston Tap & Brazoria Railway Company Survey, Abstract No. 1069, Hill County, Texas as patented by T H Brooks, commonly and erroneously referred to as the T H Brooks Survey, being all that certain tract of land described as 10.000 acres in the Warranty Deed from Waco Reclamation Authority, LLC to Raymundo Lopez Gonzales and wife, Hortencia Soria Gonzales, dated June 21, 2012, recorded in Volume 1717, Page 74 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" steel rebar found (control monument) lying in County Road 4326 on the approximate westerly line of said Section No. 4 of said Survey, the approximate easterly line of Section No. 3 of the Houston Tap & Brazoria Railway Company Survey, Abstract No. 448, on the easterly line of Site 13, High Country Ranch Subdivision, according to the plat recorded in Volume 1, Page 29, Slide AB 110 of the Plat Cabinet Records of Hill County, Texas, the easterly line of that certain tract of land described as 3.0 acres in the General Warranty Deed from Benjamin Jewell Johnson to Benito Bautista Lopez and Maria Elisa Huerta Ramos, executed November 30, 2011, recorded in Volume 1695, Page 138 of the Official Public Records of Hill County, Texas, being the southwest corner of said 10.000 acre tract, the northwest corner of that certain tract of land described as 10.016 acres in the Warranty Deed from Joan D. George to Joe L. Gonzales and Raymundo Gonzales, dated June 4, 2003, recorded in Volume 1225, Page 565 of the Official Public Records of Hill County, Texas, said corner bears North 30 degrees 04 minutes 00 seconds West 350.07 feet from a 1/2" steel rebar found for the southwest corner of said 10.016 acre tract, being the northwest corner of Lot 21, Midway Acres, Phase 1, recorded in Cabinet A, Slide 183 of the Plat Cabinet Records of Hill County, Texas, being the approximate southwest corner of said Abstract No. 1069, the approximate northwest corner of the southwest quarter (1/4) of the Houston Tap & Brazoria Railway Company Survey, Abstract No. 1066 as patented by Tam Brooks, commonly and erroneously referred to as the Tam Brooks Survey;

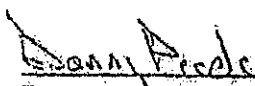
THENCE North 30 degrees 04 minutes 00 seconds West along the easterly line of said Site 13, High Country Ranch Subdivision, generally along said County Road, the approximate common line between said Section No. 3 and Section No. 4 of said Survey and partially along the common line between 3.0 acre tract and said 10.000 acre tract, 366.77 feet to a railroad spike set lying in the easterly line of that certain tract of land described as 2.00 acres in the Warranty Deed with Vendor's Lien from William Melvin Lawson to Benito Bautista-Lopez and Maria Elisa Huerta-Ramos, dated December 14, 2012, recorded in Volume 1736, Page 615 of the Official Public Records of Hill County, Texas, being the northwest corner of said 10.000 acre tract, the southwest corner of that certain tract of land described as 7.784 acres in the Warranty Deed with Vendor's Lien from Waco Reclamation Authority, LLC to Ignacio S. Flores and wife, Norma C. Flores, dated September 20, 2014, recorded in Volume 1803, Page 646 of the Official

Public Records of Hill County, Texas, said corner bears South 29 degrees 56 minutes 38 seconds East 544.92 feet from a 1/2" steel rebar found for the northwest corner of that certain tract of land described as 7.784 acres in the Warranty Deed from Waco Reclamation Authority, LLC to Luis A. Bustamante and wife, Maria G. Bustamante, dated September 20, 2014, recorded in Volume 1803, Page 658 of the Official Public Records of Hill County, Texas;

THENCE North 59 degrees 59 minutes 40 seconds East along the common line between said 10.000 acre tract and said 7.784 acre tract and partially along a fence, 1245.04 feet to a 1/2" steel rebar found lying in the westerly line of that certain tract of land described as 12.31 acres in the Warranty Deed from Waco Reclamation Authority, LLC to Richard Cervantes and wife, Alice M. Cervantes, dated September 22, 2014, recorded in Volume 1803, Page 655 of the Official Public Records of Hill County, Texas;

THENCE South 30 degrees 00 minutes 08 seconds East along the common line between said 10.000 acre tract and said 12.31 acre tract and generally along a fence, at 16.6 feet passing a 5/8" steel rebar found capped "DBS 1780" for the southwest corner of said 12.31 acre tract, the northwest corner of that certain tract of land described as 12.32 acres in the Warranty Deed from Joan D. George to Gabriel Garza and wife, Euelia Z. Garza, dated October 15, 2002, recorded in Volume 1190, Page 225 of the Official Public Records of Hill County, Texas, continuing along the common line between said 10.000 acre tract and said 12.32 acre tract and generally along a fence in all 333.38 feet to a 1/2" steel rebar found (control monument) for the southeast corner of said 10.000 acre tract, the southwest corner of said 12.32 acre tract, the northeast corner of said 10.016 acre tract, being the northwest corner of that certain tract of land described as Tract 2 and called 13.22 acres in the Texas Warranty Deed with Vendor's Lien from Singthong K. Souriyavong, Arina Mullenax and Charlie Souriyavong to Hermelo F. Perez and Marina P. Delarosa, dated December 21, 2015, recorded in Volume 1850, Page 575 of the Official Public Records of Hill County, Texas, said corner bears North 30 degrees 00 minutes 08 seconds West 349.26 feet from a 5/8" steel rebar found at a fence corner lying in the northerly line of that certain tract of land described as 11.726 acres in the Warranty Deed with Vendor's Lien from Douglas A. Clinkscales and wife, Shirley Clinkscales to Michael A. Sulak and wife, Melissa M. Sulak, dated April 30, 2014, recorded in Volume 1790, Page 657 of the Official Public Records of Hill County, Texas, the approximate southerly line of said Abstract No. 1069, the approximate northerly line of said Abstract No. 1066, being the southeast corner of said 10.016 acre tract, the southwest corner of said 13.22 acre tract;

THENCE South 58 degrees 27 minutes 28 seconds West (directional control line) along the common line between said 10.000 acre tract and said 10.016 acre tract, at 1225.08 feet passing a 5/8" steel rebar found for reference under a fence line, continuing in all 1245.08 feet to the point of beginning and containing 10.00 acres, as surveyed on the ground May 24, 2018 as Job Number 042918 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.


Donny Peede, RPLS No. 5137
Job No. 042918 CDH

