

#49

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: NORDSETH 2017 LLC

Mortgagee's Address: PO Box 803174, Dallas, TX

Note: Note dated Note dated April 22, 2024, in the amount of \$299,900.00

Deed of Trust:

Date: April 22, 2024

Grantor: Eustacio Arroyo Camacho

Mortgage: NORDSETH 2017 LLC

Recording Information: Recorded in Document No. Recorded in Document No.00156080 in the official records of Hill County, Texas

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

EXHIBIT "A"

Tract 9

ADDRESS: Farm to Market Road No. 1243, Hill County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the Jacob Holt Survey, Abstract No. 401, Hill County, Texas, same being that tract of land to the MMXXI TEXAS INCOME TRUST recorded in Volume 2298, Page 46, Official Public Records of Hill County, Texas and being more particularly described as follows:

BEGINNING at a "INCE 5175" capped steel rod found, for the southwesterly most corner of said tract;

THENCE North 31 degrees 08 minutes 32 seconds West, 246.70 feet to a 24 inch Hackberry tree found for corner;

THENCE North 59 degrees 50 minutes 14 seconds East, 341.77 feet to a "INCE 5175" capped steel rod found for corner;

THENCE North 29 degrees 32 minutes 15 seconds West, 132.97 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 59 degrees 58 minutes 52 seconds East, 1291.25 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner in southwest right-of-way of Farm to Market Road No. 1243

THENCE South 30 degrees 01 minutes 08 seconds East, with the southwest right-of-way of Farm to Market Road No. 1243, 382.00 feet to a 4 inch fence post found for corner;

THENCE South 60 degrees 02 minutes 06 seconds West, 1629.31 feet to the Point of Beginning and containing 13.24 acres of land.

NOTE: Company does not represent acreage or square footage calculations are correct, if shown in the above legal description.