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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 MAR 17 P.11:55

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** March 14, 2026

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

**Mortgagee:** MMXXI Texas Income Trust

**Mortgagee's Address:** PO Box 2750, Rowlett, TX 75030

**Note:** Note dated September 29, 2023, in the amount of \$199,900.00

**Deed of Trust:**

Date: September 29, 2023

Grantor: Guadalupe Perez Montijo

Mortgage: Hill County Land Trust

Recording Information: Recorded in Document No. 00151087 recorded in the official records of Hill County, Texas and further transferred by Assignment of Note and Liens to MMXXI Texas Income Trust in the official records of Hill County Texas.

Property (including any improvements): All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being 4.04 acre(s) of land out of the ANDREW WILLETT Survey, Abstract Number 943, Hill County, Texas, same being Lots) Sixty-Three (63), IVY RANCH ESTATES Subdivision, Hill County, Texas, according to the plat recorded in Slide 364-A, Plat Records, Hill County, Texas.

**County:** Hill

**Date of Sale:** (first Tuesday of month) April 7, 2026

**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.

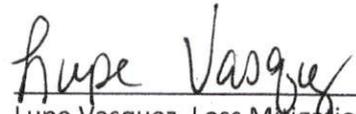
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

WHERAS, 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 April 7, 2026, 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.

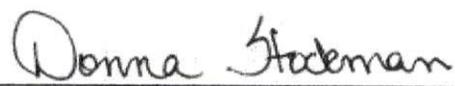
  
\_\_\_\_\_  
Lupe Vasquez, Loss Mitigation  
SecureNet Services, LLC  
Mortgage Servicer

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 03/17/2026

Donna Stockman  
NAME

  
\_\_\_\_\_  
AS SUBSTITUTE TRUSTEE