

#50

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2023 SEP 12 PM 1:29

**Notice of Trustee's Sale**

**Date:** September 8, 2023

**Trustee:** Donna Stockman or Guy Wiggs or David Stockman  
or Michelle Schwartz or Janet Pinder or Brady  
Bacon or Jamie Dworsky or Angela Cooper or David  
Garvin

**Trustees' Addresses:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Robert Martin, as Trustee for MMXXI Texas Income Trust by transfer from Robert Martin,  
as Trustee for Hill County Land Trust

**Mortgagee's Address:**  
99 Wall Street, Suite 1917  
New York, New York 10005

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated September 9, 2022 in the amount of \$189,900.00

**Deed of Trust**

**Date:** September 9, 2022

**Grantor:** Nolberta Coria

**Mortgagee:** Robert Martin, as Trustee for Hill County Land Trust

**Recording Information:** Document No. 140379, Official Public Records of Hill County,  
Texas

**Property:**

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas,  
and being all of Lot 35 of the Ivy Ranch Estates Subdivision in accordance with the plat of said  
subdivision filed in Slide 364A of the Plat Records of Hill County, Texas.

**County:** Hill County, Texas

**Date of Sale (first Tuesday of month):** October 3, 2023

**Time of Sale:** 11:00 a.m. - 2:00 p.m.

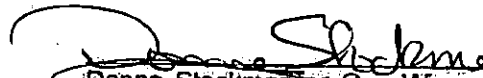
**Place of Sale:** Area of the Hill County Courthouse as designated by the Hill County Commissioner's  
Court.

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 A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed Donna Stockman or Guy Wiggs or David Stockman or Michelle Schwartz or Janet Pinder or Brady Bacon or Jamie Dworsky or Angela Cooper or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
Donna Stockman or Guy Wiggs or David Stockman or  
Michelle Schwartz or Janet Pinder or Brady Bacon or  
Jamie Dworsky or Angela Cooper or David Garvin