

#35

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 12, 2025

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

Mortgagee: Equity Trust Company Custodian FBO Dan Vines IRA #200335638

Mortgagee's Address: 1 Equity Way, WestLake, OH, 44145

Note: Note dated May 30, 2023, in the amount of \$279,900.00

Deed of Trust:

Date: May 30, 2023

Grantor: Emerson E Garcia Pleitez & Ronald A Garcia Pleitez & German J Velasquez Cruz

Mortgagee: Equity Trust Company Custodian FBO Dan Vines IRA #200335638

Recording Information: Recorded in Document No. 00147847

Property (including any improvements): The property described in Exhibit A

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 APR 15 PM 2:09

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.

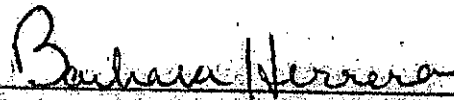
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, 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 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"

Tract 4:

All that certain lot, tract or parcel of land situated within the Jacob Holt Survey, Abstract No. 401, Hill County, Texas, same being a part of that tract of land conveyed to Hill County Land Trust in Volume 2007, Page 719, Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" for corner in the southwest line of said tract, from which a 1/2 inch steel rod set and capped "Vogt 5248" for the southerly most corner of said tract bears South 30 degrees 08 minutes 04 seconds East at 353.80 feet for witness;

THENCE North 30 degrees 08 minutes 04 seconds West, 353.40 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 61 degrees 39 minutes 46 seconds East, 1281.71 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 30 degrees 03 minutes 51 seconds East, with the southwest right-of-way of Farm to Market Road No. 1243, 333.50 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 60 degrees 46 minutes 25 seconds West, 1280.83 feet to the Point of Beginning and containing 10.10 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.