

5

HILL COUNTY, TEXAS
HILL COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: January 9, 2026

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

Mortgagee: IGM Income Land Trust

Mortgagee's Address: 26 Victoria Dr., Rowlett, TX 75088

Note: Note dated May 7, 2025, in the amount of \$199,900.00

Deed of Trust:

Date: May 7, 2025

Grantor: Moises Chavez Chavez & Veronica Hernandez Zuniga

Mortgagee: HILL COUNTY LAND TRUST

Recording Information: Recorded in Document No. 00165673 in Hill County, Texas and further Transfer by Assignment of Note and Liens to MMXXI TEXAS INCOME TRUST and recorded in Document No. 00165674 in Hill County, Texas and further Transfer by Assignment of Note and Liens to IGM INCOME LAND TRUST and recorded in Document No. 00166519 in Hill County, Texas.

Property (including any improvements): All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being Lots) Twenty-Six (26), IVY RANCH ESTATES Subdivision, Hill County, Texas, according to the plat recorded in Slide 364A, Plat Records, Hill County, Texas.

County: HILL

Date of Sale: (first Tuesday of month) February 3, 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 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, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton 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 February 3, 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, for
SecureNet Loan Services

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 01/13/2026

Donna Stockman

NAME


AS SUBSTITUTE TRUSTEE