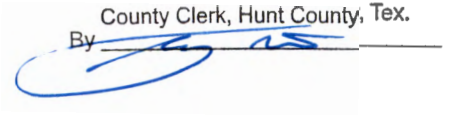


11-5 F 16

FILED FOR RECORD
at 8:42 o'clock 9 M

OCT 15 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.

By 

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: October 14, 2024

Substitute Trustee: Randy Daniel or Cindy Daniel or Liz Huch or Cheryl Harris

Mortgagee: Texas Rural Capital, LLC

Mortgagee's Address: PO Box 670747, Dallas, TX 75367

Note: Note dated June 7, 2021, in the amount of \$12,150.00.

Deed of Trust:

Date: June 7, 2021

Grantor: Hong Yang Xiao & Alexa Nicole Jones

Mortgagee: Texas Rural Capital, LLC

Recording Information: Recorded in Document No. 2021-12378, dated June 10, 2021

Property (including any improvement): All that certain lot tractor parcel of land situated in Hunt County, Texas and being Lot 10, Block 3, Kiowa Village, according to the Plat thereof recorded in Volume 400, Page 192, Plat Records of Hunt County, Texas.

County: Hunt

Date of Sale: November 5, 2024

Time of Sale: 1pm-4pm

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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.

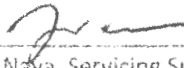
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

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 November 5, 2024, between 1pm and 4pm and beginning not earlier than 1:00 pm 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.

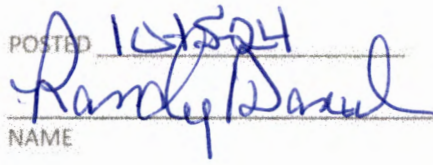
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Jason Nava, Servicing Specialist I
Asset Mitigation and Loss
SecureNet Loan 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 11/5/24


NAME

AS SUBSTITUTE TRUSTEE