

2740 County Rd 271, Mico, TX 78056

20-005457

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 05/05/2020

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 9/29/2005 and recorded in the real property records of Medina County, TX and is recorded under Clerk's File/Instrument Number 597, Page 646, with Stephen M. Burkholder and Dana K. Burkholder (grantor(s)) and National City Mortgage a Division of National City Bank of Indiana mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Stephen M. Burkholder and Dana K. Burkholder, securing the payment of the indebtedness in the original amount of \$157,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. TRACT ONE

A 1.00 ACRE TRACT OUT OF A CALLED 3.860 ACRE TRACT OF LAND OUT OF THE WASHINGTON KIGAN SURVEY NO. 36, ABSTRACT NO. 567, MEDINA COUNTY, TEXAS, SAID 3.860 ACRE TRACT BEING THE SAME CALLED 4.00 ACRE TRACT CONVEYED TO TESSIE O. BECK, IN VOLUME 34, PAGE 375 OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, SAID 1.00 ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, FOR THE WEST CORNER OF THE SAID 3.860 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE NORTH LINE OF A CALLED 235.90347 ACRE TRACT CONVEYED TO LINDA MARIE BECK JOHNSON AND MARIAN ELIZABETH BECK HERSUM, IN VOLUME 139, PAGES 280 AND 283 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING IN THE SOUTHEASTERN LINE OF THE MEDINA COUNTY IRRIGATION CANAL;



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THENCE, LEAVING SAID 235.90347 ACRE TRACT WITH THE SOUTHEASTERN LINE OF THE SAID MEDINA COUNTY IRRIGATION CANAL AND THE NORTHWEST LINE OF THE SAID 3.860 ACRE TRACT AND THE HEREIN DESCRIBED, N 29 DEGREES 56 MINUTES 57 SECONDS E, A DISTANCE OF 348.36 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID MEDINA COUNTY IRRIGATION CANAL AND CROSSING THE SAID 3.860 ACRE TRACT, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED, S 54 DEGREES 09 MINUTES 50 SECONDS E, A DISTANCE OF 97.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, S 12 DEGREES 24 MINUTES 17 SECONDS W, A DISTANCE OF 276.81 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE SOUTHEAST LINE OF THE SAID 3.860 ACRE TRACT AND BEING IN THE NORTH LINE OF THE SAID 235.90347 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF THE SAID 235.90347 ACRE TRACT AND THE SOUTHEAST LINE OF THE SAID 3.860 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, N 82 DEGREES 32 MINUTES 10 SECONDS W, A DISTANCE OF 194.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

TRACT TWO

A 0.35 ACRE TRACT OUT OF A CALLED 3.860 ACRE TRACT OF LAND OUT OF THE WASHINGTON KIGAN SURVEY NO. 36, ABSTRACT NO. 567, MEDINA COUNTY, TEXAS, SAID 3.860 ACRE TRACT BEING THE SAME CALLED 4.00 ACRE TRACT CONVEYED TO TESSIE O. BECK, IN VOLUME 34, PAGE 375 OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, AND OUT OF A CALLED 235.90347 ACRE TRACT CONVEYED TO LINDA MARIE BECK JOHNSON AND MARIAN ELIZABETH BECK HERSUM, IN VOLUME 139, PAGES 280 AND 283 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAID 0.35 ACRE TRACT BEING A 15 FOOT WIDE INGRESS/EGRESS EASEMENT, WHICH INCLUDES A CALLED 0.218 ACRE TRACT DESCRIBED AS AN INGRESS/EGRESS EASEMENT TO THE SAID 3.860 ACRE TRACT ALONG THE NORTH LINE OF THE SAID 235.90347 ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 8 INCH CREOSOTE POST FOUND, FOR THE NORTH CORNER OF THE SAID 235.90347 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE SOUTHWEST LINE OF COUNTY ROAD 271;

THENCE, WITH THE SOUTHWEST LINE OF THE SAID COUNTY ROAD 271 AND THE NORTHEAST LINE OF THE SAID 235.90347 ACRE TRACT, AND THE HEREIN DESCRIBED, S 32 DEGREES 16 MINUTES 14 SECONDS E, A DISTANCE OF 18.34 FEET TO 6 INCH CREOSOTE POST FOUND FOR AN ANGLE POINT;

THENCE, LEAVING SAID COUNTY ROAD 271 AND CROSSING THE SAID 235.90347 ACRE TRACT WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES:


- 1.) S 89 DEGREES 35 MINUTES 10 SECONDS W, A DISTANCE OF 617.04 FEET TO 6 INCH PIPE POST FOUND FOR AN ANGLE POINT, BEING ALSO IN THE NORTHEAST LINE OF THE SAID 3.860 ACRE TRACT,
- 2.) S 89 DEGREES 35 MINUTES 10 SECONDS W, A DISTANCE OF 155.16 FEET TO CALCULATED POINT FOR AN ANGLE POINT,
- 3.) S 29 DEGREES 56 MINUTES 57 SECONDS W, A DISTANCE OF 205.65 FEET TO CALCULATED POINT FOR AN ANGLE POINT, BEING ALSO IN THE NORTHEAST LINE OF THE SAID TRACT ONE, AND
- 4.) N 54 DEGREES 09 MINUTES 50 SECONDS W, A DISTANCE OF 15.08 FEET TO 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF THE SAID TRACT ONE, AND BEING IN THE NORTHWEST LINE OF THE SAID 3.860 ACRE TRACT, AND BEING IN SOUTHEAST LINE OF THE MEDINA COUNTY IRRIGATION CANAL;

THENCE LEAVING TRACT ONE, WITH THE SOUTHEAST LINE OF THE SAID MEDINA COUNTY IRRIGATION CANAL, AND THE NORTHWEST LINE OF THE SAID 3.860 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3), COURSES;

- 1.) N 29 DEGREES 56 MINUTES 57 SECONDS E, A DISTANCE OF 214.61 FEET TO 5/8 INCH IRON ROD FOUND, FOR THE NORTH CORNER OF THE SAID 3.860 ACRE TRACT, AND BEING AN ANGLE POINT,
- 2.) N 89 DEGREES 58 MINUTES 37 SECONDS E, A DISTANCE OF 161.90 FEET TO "T" POST FOUND, FOR THE EAST CORNER OF THE SAID 3.860 ACRE TRACT, AND BEING AN ANGLE POINT IN THE NORTH LINE OF THE SAID 235.90347 ACRE TRACT, AND
- 3.) N 89 DEGREES 34 MINUTES 59 SECONDS E, A DISTANCE OF 608.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES OF LAND, MORE OR LESS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:


Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6
3232 Newmark Drive
Miamisburg, OH 45342

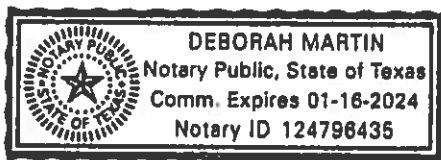

SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of March, 2020.


NOTARY PUBLIC in and for
Medina COUNTY
My commission expires: 1/16/2024
Print Name of Notary:
Deborah Martin



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: 20-00024

Filing and Recording Date: 03/12/2020 09:27:45 AM Pages: 5 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Delia Colon Deputy

Scanned