



SELECT PORTFOLIO SERVICING, INC. (SPS)  
JUAREZ JR, RODOLFO  
21786 FM 463, DEVINE, TX 78016

FHA 495-8238269-703  
Firm File Number: 17-028801

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 24, 2009, RODOLFO JUAREZ, JR. AND CALLEY JUAREZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of MEDINA COUNTY, TX and is recorded under Clerk's File Instrument Number 2009002247 Volume 747, Page 1018, to which reference is herein made for all purposes

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 said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Medina county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Medina, State of Texas:

FIELD NOTES FOR A 3.0 ACRE TRACT OF LAND OUT OF SURVEY NO. 35 1/2, ABSTRACT NO. 1295, JOHN HARDIN, ORIGINAL GRANTEE, MEDINA COUNTY, TEXAS AND BEING A PORTION OF A CALLED 19.313 ACRE TRACT OF LAND AS DESCRIBED IN A CONTRACT OF SALE TO SANTOS C. DIAZ, ET UX FROM JOHN H. THOMAS, ET UX, DATED OCTOBER 20, 1980, RECORDED IN VOLUME 297, PAGE 591 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. SAID 3.0 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 21786 FM 463  
DEVINE, TX 78016  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-FHA1  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

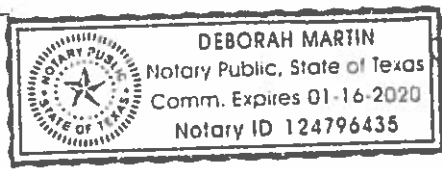
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

SUBSTITUTE TRUSTEE  
Troy Martin, Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Medina

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Troy Martin, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 19 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of January



Deborah Martin  
NOTARY PUBLIC in and for  
Med. Na COUNTY:  
My commission expires: 1/16/2020  
Type or Print Name of Notary  
Deborah Martin

**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 military service to the sender of this notice immediately.**

**EXHIBIT "A"**  
**3.0 ACRES**

**STATE OF TEXAS**  
**COUNTY OF MEDINA**

Field notes for a 3.0 acre tract of land out of Survey No. 35 1/2, Abstract No. 1295, John Hardin, Original Grantee, Medina County, Texas and being a portion of a called 19.313 acre tract of land as described in a contract of sale to Santos C. Diaz, et ux from John H. Thomas, et ux, dated October 20, 1980, recorded in Volume 297, Page 591 of the Deed Records of Medina County, Texas. Said 3.0 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a five eights inch steel pin found at the intersection of the East Right-of-Way line of FM Highway 463 and the Northeast Right-of-Way line of D-2 Canal for the southwest corner of the herein described 3.0 acre tract and being the southwest corner of a called 19.313 acre tract of land as described in a contract of sale to Santos C. Diaz, et ux from John H. Thomas, et ux, dated October 20, 1980, recorded in Volume 297, Page 591 of the Deed Records of Medina County, Texas.

**THENCE** along the East Right-of-Way line of FM Highway 463, North 00° 40' 40" West, a distance of 493.63 feet to a five eights inch steel pin found for the northwest corner of the herein described 3.0 acre tract. From this point a five-eights inch steel pin found for the northwest corner of the aforesaid 19.313 acre tract bears North 00° 34' 04" West, a distance of 30.22 feet.

**THENCE** cutting into the aforesaid 19.313 acre tract, North 89° 13' 20" East, a distance of 231.98 feet to a five eights inch steel pin found for the northeast corner of the herein described 3.0 acre tract.

**THENCE** with the east line of this tract, South 00° 44' 04" East, a distance of 632.97 feet to a five eights inch steel pin on a curve on the northeast Right-of-Way line of D-2 Canal for the southeast corner of the herein described 3.0 acre tract.

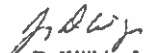
**THENCE** along the northeast Right-of-Way line of D-2 canal with a curve to the right (whose radius is 205.30 feet, central angle is 06° 05' 03" and whose chord bears North 62° 37' 31" East, a distance of 21.79 feet) an arc distance of 21.80 feet to a five-eights inch steel pin found for the end of the curve.

**THENCE** continuing with the northeast Right-of-Way line of D-2 Canal, North 59° 23' 14" West, a distance of 249.70 feet to the place of the **BEGINNING**.

I, Jerry D. Wilkie, Jr., hereby certify that these field notes were prepared from an actual survey made on the ground on March 20, 2009.

Bearing based on Deed recorded in Volume 245, Page 272 of the Official Public Records of Medina County, Texas.

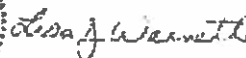
Reference is hereby made to an 11" x 17" Survey Drawing that accompanies these Field Notes.

  
Jerry D. Wilkie, Jr.  
Registered Professional  
Land Surveyor No. 4724  
Job Number 2009195



Any provision here which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF MEDINA  
hereby certify that the Instrument FILED in number sequence and stamped hereon by me and was duly RECORDED in the Official Records of Medina County Texas on 04/08/2009  
COUNTY CLERK  
MEDINA COUNTY, TEXAS





## FILED AND RECORDED

Instrument Number: 19-00018

Filing and Recording Date: 01/31/2019 08:40:41 AM Pages: 4 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*

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Gina Champion, County Clerk  
Medina County, Texas

Filed By Leeann Quintanilla Deputy