

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
VIALPANDO, BRAD AND YVONNE  
230 PAINTED ROSE, CASTROVILLE, TX 78009

VA 626261247169  
Firm File Number: 19-032074

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 14, 2015, BRAD LEE VIALPANDO AND YVONNE MARIE VIALPANDO, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to KENT DAVIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION 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 2015004773, 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, May 7, 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:

LOT TWELVE (12), BLOCK THREE (3), POTRANCO RANCH UNIT 3, IN MEDINA COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 273-275 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.

Property Address: 230 PAINTED ROSE  
CASTROVILLE, TX 78009  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: THE VETERANS LAND BOARD OF THE STATE OF TEXAS  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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

19-00034 NOTTS  
03/11/2019 08:48:21 AM Total Pages: 2 Fee: 3.00  
Gina Champion, County Clerk - Medina County, TX



**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.**

**FILED AND RECORDED**

**Instrument Number: 19-00034**

**Filing and Recording Date: 03/11/2019 08:46:21 AM Pages: 2 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 Leeann Quintanilla Deputy