



## NOTICE OF FORECLOSURE 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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/07/2018 and recorded in Document 2018003430 real property records of Medina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 06/04/2019  
Time: 01:00 PM  
Place: Medina County Courthouse, Texas, at the following location: WEST ENTRANCE OF THE MEDINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by VINCENT JON BARRERA AND KARINA M. BARRERA, provides that it secures the payment of the indebtedness in the original principal amount of \$170,290.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VILLAGE CAPITAL & INVESTMENT, LLC is the current mortgagee of the note and deed of trust and VILLAGE CAPITAL & INVESTMENT, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is VILLAGE CAPITAL & INVESTMENT, LLC c/o VILLAGE CAPITAL & INVESTMENT, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, DEANNA RAY, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lofi Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
TROY MARTIN, DEBORAH MARTIN, DEANNA RAY, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.



## Exhibit A

## Legal Description

A 5.77 ACRE TRACT OF LAND OUT OF LOT 33, BLOCK OF SAN ANTONIO TRUST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 1 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND OUT OF AN 8.2 ACRE TRACT CONVEYED FROM SHERELD A. MARTIN TO TOMMY RAY MARTIN, ET UX BY DEED DATED FEBRUARY 16, 1996 AND RECORDED IN VOLUME 266, PAGE 354 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD 675 AND THE SOUTH LINE OF LOT 29 AND 4.38 ACRE TRACT (VOLUME 259, PAGE 105, DEED RECORDS) AND THE NORTH LINE OF LOT 33 AND OF SAID 8.2 ACRE TRACT FOR THE NORTHWEST CORNER OF A 1.01 ACRE TRACT (THIS DAY SURVEYED) AND THE UPPER NORTHEAST CORNER OF THIS TRACT FROM WHICH THE NORTHEAST CORNER OF SAID 8.2 ACRE TRACT BEARS S 89°43'18" E 241.99 FEET;

THENCE S 00°33'26"E 210.90 FEET INTO LOT 3 AND SAID 8.2 ACRE TRACT, AT 20.33 FEET PASS A 1/2" IRON PIN IN THE SOUTH LINE OF SAID ROAD, CONTINUING TO A 3/4" IRON PIN SET FOR THE SOUTHWEST CORNER OF SAID 1.01 ACRE TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE S 89°45'14"E 36.45 FEET WITH THE SOUTH LINE OF SAID 1.01 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF A 1.00 ACRE TRACT (VOLUME 426, PAGE 172 OFFICIAL PUBLIC RECORDS THIS DAY SURVEYED) AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE S 01°28'47" 208.60 FEET TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE S 89°42'25" E 208.96 FEET TO A 1/2" IRON PIN FOR THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT AND THE LOWER NORTHEAST CORNER OF THIS TRACT;

THENCE S 01°39'32" E 820.58 FEET WITH THE WEST LINE OF AN 11.297 ACRE TRACT (VOLUME 152, PAGE 239 OFFICIAL PUBLIC RECORDS) AND THE EAST LINE OF SAID 8.2 ACRE TRACT TO A 3/8" IRON PIN FOUND BY A 6" CREOSOTE POST FOR THE SOUTHWEST CORNER OF SAID 11.297 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 8.2 ACRE TRACT AND OF THIS TRACT;

THENCE S 88°56'29" W 290.57 FEET WITH FENCE AND THE NORTH LINE OF LOT 37 AND A 5.00162 ACRE TRACT (VOLUME 279, PAGE 402, DEED RECORDS) AND THE SOUTH LINE OF LOT 33 TO A 3/8" IRON PIN FOUND BY A 6" CREOSOTE POST FOR AN INTERIOR CORNER OF SAID 5.00162 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 8.2 ACRE TRACT AND OF THIS TRACT;

THENCE WITH FENCE AND THE WEST LINE OF SAID 8.2 ACRE TRACT AS FOLLOWS:

N 02°10'02" E 16.50 FEET TO A 3/8" IRON PIN FOUND BY AN 8" CEDAR POST FOR THE UPPER NORTHEAST CORNER OF SAID 5.00162 ACRE TRACT, THE SOUTHWEST CORNER OF A 19.658 ACRE TRACT (VOLUME 565, PAGE 135, OFFICIAL PUBLIC RECORDS), AND AN ANGLE POINT OF THIS TRACT;

N 00°35'40" W 1229.95 FEET, AT 1207.52 FEET PASS A 2" PIPE FOUND IN THE SOUTH LINE OF SAID ROAD, CONTINUING TO THE NORTHEAST CORNER OF SAID 19.658 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 8.2 ACRE TRACT AND OF THIS TRACT;

THENCE S 89°43'18" E FEET WITH THE CENTER OF SAID ROAD, THE SOUTH LINE OF LOT 29 AND OF SAID 4.38 ACRE TRACT, AND THE NORTH LINE OF LOT 33 AND OF SAID 8.2 ACRE TRACT TO THE POINT OF BEGINNING.

## TRACT 2:

BEING 1.00 ACRE OF SAID OF LAND OUT OF LOT 33, BLOCK 2, SAN ANTONIO TRUST SUBDIVISION, A SUBDIVISION IN MEDINA COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 1 OF THE DEED AND PLAT RECORDS OF MEDINA COUNTY, TEXAS AND BEING PART OF AN 8.2 ACRE TRACT CONVEYED BY GIFT WARRANTY DEED FROM SHERALD A. MARTIN TO TOMMY RAY MARTIN AND WIFE, DEBRA KAY MARTIN AS RECORDED IN VOLUME 266, PAGE 353 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT POINT FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED MARTIN 8.2 ACRE TRACT IN THE CENTER OF MEDINA COUNTY ROAD NO. 675, FORMERLY KNOWN AS MEDINA COUNTY ROAD NO. 6715, THENCE, ALONG THE EAST LINE OF SAID MARTIN 8.2 ACRE TRACT, SOUTH 01°45'00" EAST, 190.50 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS 1.00 ACRE TRACT OF LAND;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID MARTIN 8.2 ACRE TRACT, SOUTH 01°45'00" EAST, FOR A DISTANCE OF 208.76 EAST TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHEAST CORNER OF THIS 1.00 ACRE TRACT OF LAND;

THENCE, ENTERING INTO SAID MARTIN 8.2 ACRE TRACT WITH THE SOUTH LINE OF THIS 1.00 ACRE TRACT OF LAND, DUE WEST, FOR A DISTANCE OF 206.75 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE WEST LINE OF THIS 1.00 ACRE TRACT OF LAND, NORTH 01°49'00" WEST, FOR A DISTANCE OF 208.76 FEET TO A 1/2 INCH STEEL PIN SET, ON THE SOUTH LINE OF A 1.00 ACRE TRACT DESCRIBED IN VOLUME 292, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, ROAD, FOR THE NORTHWEST CORNER OF THIS 1.00 ACRE TRACT OF LAND;

THENCE, WITH THE NORTH LINE OF THIS 1.00 ACRE TRACT OF LAND, DUE EAST, FOR A DISTANCE OF 208.76 FEET TO THE POINT OF BEGINNING.

Also known as 159 County Road 675, Devine, TX 78016  
Parcel ID R62455

Parcel ID: R62455  
Commonly known as: 159 COUNTY ROAD 675, Devine, TX 78016

**FILED AND RECORDED**

**Instrument Number: 19-00049**

Filing and Recording Date: 04/25/2019 09:25:27 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*  
\_\_\_\_\_  
Gina Champion, County Clerk  
Medina County, Texas

Filed By Delia Colon Deputy

COPY