

VG-42-2022-22

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 22

Foreclosure Posting

Recorded On: March 14, 2022 08:47 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

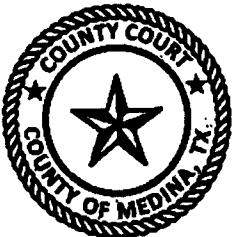
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22
Receipt Number: 20220314000006
Recorded Date/Time: March 14, 2022 08:47 AM
User: Jeanie G
Station: ccindex1

Record and Return To:

TROY MARTIN



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codills & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 21, 2015 and recorded under Clerk's File No. 2015005163, in the real property records of MEDINA County Texas, with Aaron C Hardin and Melissa Lennen, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stonegate Mortgage Corporation, an Ohio Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Aaron C Hardin and Melissa Lennen, husband and wife securing payment of the indebtedness in the original principal amount of \$228,864.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Aaron C Hardin and Melissa Lennen. Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

10.004 ACRES OUT OF LOT 48-A, BLOCK 2, SAN ANTONIO TRUST SUBDIVISION OF LANDS, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2, PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 10.00 ACRES CONVEYED TO OSCAR D. GRAHAM BY DEED RECORDED IN VOLUME 860, PAGE 1093, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 06/07/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: MEDINA County Courthouse, Texas at the following location: The area on the north side of the Medina County Courthouse located below the fire escape stairwell, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



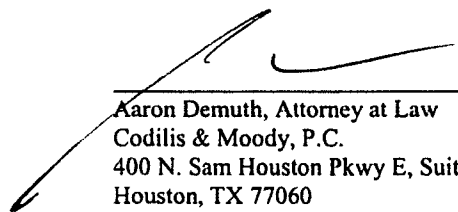
mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Troy Martin, Deborah Martin, Cassie Martin, Deanna Ray, Alexis Martin, Martha Rossington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



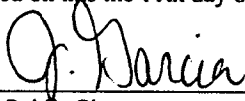
Aaron Demuth, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

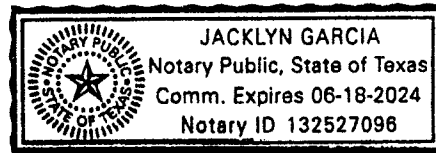
COUNTY OF HARRIS


Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 11th day of March, 2022.



Notary Public Signature



Posted and filed by: 

Printed Name: Troy Martin

Exhibit A

The land referred to herein is situated in the State of TX, County of Medina described as follows:

10.004 ACRES OUT OF LOT 48-A, BLOCK 2, SAN ANTONIO TRUST SUBDIVISION OF LANDS, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2, PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 10.00 ACRES CONVEYED TO OSCAR D. GRAHAM BY DEED RECORDED IN VOLUME 860, PAGE 1093, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAID 10.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD 8611 AND THE NORTH LINE OF SAID LOT 48-A FOR THE UPPER NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF THAT 24.479 ACRE TRACT CONVEYED TO FLOYD AND DINAH ARGO BY DEED RECORDED IN VOLUME 338, PAGE 768, DEED RECORDS; SAID POINT BEING 272.74 FEET WEST OF THE NORTHEAST CORNER OF SAID 24.479 ACRE TRACT PER RECORD;

THENCE S 01°57'22" W, WITH BEARINGS BASED ON GEODETIC NORTH BY GPS OBSERVATION, AT 17.86 FEET PASSING A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED RKB FOUND ON THE SOUTH LINE OF SAID COUNTY ROAD 8611, AND CONTINUING ALONG A FENCE FOR A TOTAL OF 669.27 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 88°04'11" E AND MORE OR LESS ALONG A FENCE 459.61 FEET TO AN RKB ROD FOUND ON THE EAST LINE OF SAID LOT 48-A AND WEST LINE OF LOT 49-A, AND WEST LINE OF LOT 49A 1 OF WHITESIDE ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 84, PLAT RECORDS FOR THE LOWER NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTHERLY ALONG THE COMMON LINE BETWEEN LOTS 48-A AND 49-A (AND 49A 1) THE FOLLOWING COURSES:

S 15°58'47" E 211.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

S 10°04'03" W 254.22 FEET TO A 1/2 INCH IRON ROD FOUND IN CREEK FOR ANGLE POINT;

S 22°07'22" E 239.78 FEET TO A 4 BY 4 INCH CEDAR POST FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID LOT 48-A AND OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 51-A;

THENCE N 89°59'03" W ALONG A FENCE AND COMMON LINE OF LOTS 48-A AND 51-A 436.97 FEET TO A 1/2 INCH IRON ROD FOUND ABOUT 1 FOOT SOUTH OF A FENCE CORNER FOR THE LOWER SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THAT 10.000 ACRE TRACT CONVEYED TO RALPH C. GARZA BY DEED RECORDED IN VOLUME 347, PAGE 845, OFFICIAL PUBLIC RECORDS;

THENCE ALONG A FENCE AND COMMON LINE BETWEEN THIS TRACT AND SAID 10.000 ACRE TRACT THE FOLLOWING COURSES:

N 00°04'08" E 246.13 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER;

S 89°58'46" W 245.14 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER;

N 00°04'54" W, AT 985.99 FEET PASSING A 1/2 INCH IRON ROD WITH RED CAP STAMPED "CAREY" FOUND ON THE SOUTH LINE OF COUNTY ROAD 6611, AND CONTINUING FOR A TOTAL OF 1003.94 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 6611 FOR THE NORTHWEST CORNER OF THIS TRACT AND NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

THENCE N 89°53'11" E ALONG THE CENTERLINE OF COUNTY ROAD 6611 AND NORTH FINE OF LOT 48-A 139.01 FEET TO THE POINT OF BEGINNING.