



VG-42-2022-57

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 57

Foreclosure Posting

Recorded On: June 30, 2022 01:03 PM

Number of Pages: 4

" 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: 57
Receipt Number: 20220630000034
Recorded Date/Time: June 30, 2022 01:03 PM
User: Delia C
Station: ccscan1.medinacounty.local

Record and Return To:

NANCY GOMEZ TRUSTEE



**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 [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: September 06, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21, 2016 and recorded in Document CLERK'S FILE NO. 2016004512; AS AFFECTED BY CLERK'S FILE NO. 2021000215 real property records of MEDINA County, Texas, with DERRELL LEE COX AND KELLY LEEANN COX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DERRELL LEE COX AND KELLY LEEANN COX, securing the payment of the indebtednesses in the original principal amount of \$177,803.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CARRINGTON MORTGAGE SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

Nancy Jones



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN OR VICKI RODRIGUEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6/30/22 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: Nancy Gomez
Date: 6/30/22

EXHIBIT "A"

A 7.91 ACRE TRACT OF LAND SITUATED ABOUT 23.2 MILES S 62 DEGREES E OF HONDO IN MEDINA COUNTY, TEXAS, OUT OF SURVEY NO. 518 3/4, ABSTRACT NO. 382, NEOPOMUCINO FLORES, ORIGINAL GRANTEE BEING ALL OF TRACT NO. 63 OF LYTLER RANCH AS SHOWN ON A PLAT THEREOF RECORDED IN VOLUME 240, PAGE 466 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS CONVEYED AS 7.91 ACRE TRACT FROM CARLOS MEDRANO, ET UX TO TEODULO GONZALEZ, ET UX BY DEED DATED JANUARY 11, 2000 AND RECORDED IN VOLUME 395, PAGE 803 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 6723 FOR THE SOUTHEAST CORNER OF THE TRACT FROM WHICH A 5/8" IRON PIN FOUND BY A 4" CEDAR POST IN THE WEST LINE OF SAID ROAD BEARS S 02 DEGREES 49' 15" W 661.12 FEET;

THENCE: N 89 DEGREES 55' 14" W 718.37 FEET WITH THE NORTH LINE OF TRACT 62 AND OF A 4.95 ACRE TRACT (VOLUME 400, PAGE 128 OFFICIAL PUBLIC RECORDS), AT 30.92 FEET PASS A RAILROAD TIE POST FOUND NEAR THE WEST LINE OF SAID ROAD, CONTINUING WITH FENCE TO A 1/2" IRON PIN FOUND BY A 4" CREOSOTE POST FOR THE NORTHWEST CORNER OF TRACT 62 AND OF SAID 4.95 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 00 DEGREES 02' 52" E 479.24 FEET WITH FENCE AND THE EAST LINE OF TRACT 6 AND TRACT 5 OF THE ENCINO PARK ESTATES (UNRECORDED) TO A 1/2" IRON PIN FOUND BY A RAILROAD TIE POST FOR THE SOUTHWEST CORNER OF TRACT 64 OF LYTLER RANCH AND OF A 3.815 ACRE TRACT (VOLUME 502, PAGE 406 OFFICIAL PUBLIC RECORDS) AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 89 DEGREES 57' 18" E 719.81 FEET WITH FENCE, AT 689.81 FEET PASS A 1/2" IRON PIN FOUND BY A RAILROAD TIE POST IN THE WEST LINE OF SAID COUNTY ROAD, CONTINUING WITHOUT FENCE TO A POINT FOR THE SOUTHEAST CORNER OF TRACT 64 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00 DEGREES 13' 12" W 479.67 FEET WITH THE CENTER OF SAID ROAD AND THE WEST LINE OF TRACTS 21, 22, AND 23 TO THE POINT OF BEGINNING;

BEARINGS SHOWN HEREIN ARE GEODETIC FROM GPS OBSERVATIONS.