



\*VG-42-2021-42\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 42

Foreclosure Posting

Recorded On: November 30, 2021 09:02 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

**Original was  
NOT COMPARED**

\*\*\*\*\* 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: 42  
Receipt Number: 20211130000007  
Recorded Date/Time: November 30, 2021 09:02 AM  
User: Kassi M  
Station: Guest account

**Record and Return To:**

TROY MARTIN

**COPY**



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

COPY

## 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 OR 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: A 1.00 ACRE 43,560 SQUARE FOOT TRACT OF LAND OUT OF 6.80 ACRES OF LAND, BEING TRACT 13, CHERRY CREEK ESTATES, UNIT TWO, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 7, PAGE 162, PLAT RECORDS OF MEDINA COUNTY, TEXAS; SAID 1.00 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

POINT OF BEGINNING: AT A FOUND IRON PIN ON THE WEST RIGHT-OF-WAYLINE OF COUNTY ROAD 4581, SAID POINT BEING THE NORTHEAST CORNER OF TRACT 12, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 15, AND SAID TRACT 13;

THENCE: NORTH 90000 MINUTES 00 SECONDS WEST, ALONG THE COMMON LOT LINES OF TRACT 12 AND TRACT 13, A DISTANCE OF 223.96 FEET TO A SET IRON PIN, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 00 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 196.55 FEET TO A SET IRON PIN, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: 8.89 DEGREES 28 MINUTES 25 SECONDS EAST, A DISTANCE OF 221.62 FEET TO A SET IRON PIN, ON THE COMMON LINE OF SAID TRACT 13 AND TRACT 15 OF SAID CHERRY CREEK ESTATES SUBDIVISION FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: 8.00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 194.50 FEET, ALONG SAID COMMON LOT LINES OF TRACTS 15 AND 13, TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE (43,560 SQUARE FEET) TRACT OF LAND.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/19/2009 and recorded in Book 769 Page 430 Document 2009007855 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: 01/04/2022

Time: 01:00 PM

Place: Medina County, 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.

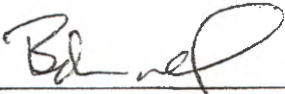
**5. *Obligations Secured.*** The Deed of Trust executed by DAVID MEDELLIN AND MARY A. MEDELLIN, provides that it secures the payment of the indebtedness in the original principal amount of \$178,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.**

**Original was  
NOT COMPARED**





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

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11/30/2021 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.

Certificate of Posting

**Original was  
NOT COMPARED**