

**Notice of Substitute Trustee's Sale**

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> November 13, 2019	<b>Original Mortgagor/Grantor:</b> DON TERRAZZ III AND TONYA TERRAZAS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NOMINEE FOR AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019008829	<b>Property County:</b> MEDINA
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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.

**Secures:** Note in the original principal amount of \$304,188.00, executed by DON TERRAZAS and TONYA TERRAZAS and payable to the order of Lender.

**Property Address/Mailing Address:** 157 PR 677, DEVINE, TX 78016

**Legal Description of Property to be Sold:** BEING 11.000 ACRES MORE OR LESS, OUT OF THE PETER BLUNTZER SURVEY NO. 502, ABSTRACT NO.86, MEDINA COUNTY, TEXAS, AND BEING OUT OF THE 23.139 ACRES DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 478, PAGE 964, DEED RECORDS OF MEDINA COUNTY, TEXAS, SAID 11.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AT POINT FOR THE SOUTHWEST CORNER OF THIS 11.00 ACRES, SAME BEING IN THE CENTER OF PRIVATE ROAD 677, AND ON THE NORTH LINE OF THE ORALIA MONTOTO 26.10 ACRES (DOCUMENT NO. 2017000871). SAME ALSO BEING THE SOUTHEAST CORNER OF THE BRYAN KLAY MANNING 11.07ACRES (VOLUME 666, PAGE 934) AND THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON TO THIS 11.000 ACRES AND SAID MANNING 11.087 ACRES, NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST (CALLED NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST), AT A DISTANCE OF 18.00 FEET PASS A 5/8 INCH IRON ROD FOUND (MONUMENT OF RECORD DIGNITY) IN THE NORTH RIGHT-OF-WAY OF SAID PRIVATE ROAD 677, AND CONTINUING IN ALL A TOTAL DISTANCE OF 813.66 FEET (CALLED 813.37 FEET) TO A POINT FOR THE NORTHWEST CORNER OF THIS 11.000 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID MANNING 11.087 ACRES AND ON THE SOUTHEAST LINE OF AN IRRIGATION CANAL, FROM WHICH A FENCE POST BEARS, NORTH 09 DEGREES 01 MIUNTES 42 SECONDS WEST 0.88 FEET:

THENCE ALONG THE SOUTHEAST LINE OF SAID CANAL, NORTH 55 DEGREES 44 MINUTES 24



'SECONDS EAST (CALLED NORTH 55 DEGREES 46 MINUTES 16 SECONDS EAST), A DISTANCE OF 352.09 FEET (CALLED 353.07 FEET) TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 11.000 SEXES, SAME BEING THE SOUTHEAST CORNER OF SAID CANAL AND THE SOUTHWEST CORNER OF THE MEDINA COUNTY SHELTERED WORKSHOP, INC. 35.588 ACRES (VOLUME 267, PAGE 851);

THENCE ALONG THE LINE COMMON TO THIS 11.000 ACRES AND SAID MEDINA COUNTY SHELTERED WORKSHOP 35.588 ACRES, NORTH 89 DEGREES 14 MINUTES 08 SECONDS LAST (CALLED NORTH:89 DEGREES 16 MINUTES 00 SECONDS EAST), A DISTANCE OF 211.71 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 11.000 ACRES, SAME BEING THE NORTHWEST CORNER OF THE REMAINING PORTION OF SAID 23.139 ACRES;

THENCE OVER AND ACROSS SAID 23.139 ACRES, SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 996.42 FEET PASS A 1/2 INCH IRON ROD SET FOR WITNESS IN THE NORTH RIGHT-OF-WAY OF SAID PRIVATE ROAD 677, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1014.42 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS 11.000 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID 23.139 ACRES AND IN THE CENTER OF SAID FRIGATE ROAD 677, SAME ALSO BEING ON THE NORTH LINE OF SAID ORALIA MONTOTO 26.10 ACRES

THENCE ALONG THE CENTER OF SAID PRIVATE ROAD 677, SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST (CALLED SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST), A DISTANCE OF 500.86 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.000 ACRES OF LAND MORE OF OR LESS.

<b>Date of Sale:</b> November 01, 2022	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

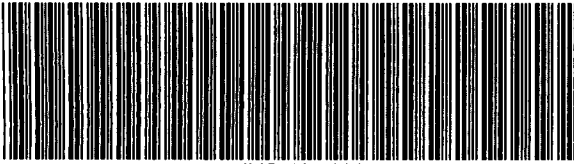
Pursuant to section 51.0075(a) of the Texas Property Code, Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez or Martha Rossington, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112



\*VG-42-2022-22-000080\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number: 22-000080**

Foreclosure Posting

Recorded On: September 08, 2022 09:07 AM

Number of Pages: 4

**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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

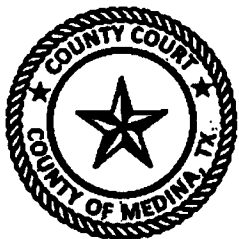
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 22-000080  
Receipt Number: 20220908000002  
Recorded Date/Time: September 08, 2022 09:07 AM  
User: Jeanie G  
Station: ccindex1

**Record and Return To:**

TROY MARTIN 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